

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK        )



**SUBCONTRACTOR'S  
CLAIM FOR LIEN**

Doc#: 1501344028 Fee: \$34.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2015 11:57 AM Pg: 1 of 6

IN THE OFFICE OF THE  
RECORDER OF DEEDS  
COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, **MBB Enterprises of Chicago, Inc.**, with offices at 3352 West Grand Avenue, Chicago, IL 60651 ("Lien Claimant") hereby records a claim for Mechanics Lien against **Ledcor Construction, Inc.**, ("Contractor") of 18W140 Butterfield Rd., Ste. 400, Oakbrook Terrace, IL 60181; and **Goldblatt's of Chicago Limited Partnership**, Wilmette, IL 60091 ("Owner"); **Seaway Bank and Trust Co.**, Chicago, IL 60619 and **Bridgeview Bank Group**, Bridgeview, IL 60455 and **Affordable Housing Continuum**, Chicago, IL 60601 and **AHC Ass'n and LLC**, Chicago, IL (collectively, "Lenders"); **United States Department of Housing and Urban Development**, Chicago, IL 60604 and **City of Chicago Department of Housing and Economic Development**, Chicago, IL 60602 (collectively, "Parties in Interest") and **Oak Brook Mechanical Services, Inc.**, Elmhurst, IL and **Intelli-Building Control & Solutions LLC**, Chicago, IL and **Abco Electrical Construction and Design L.L.C.**, Chicago, IL and **Northwest General Contractors, Inc.**, Glen Ellyn, Illinois and **J. Kane & Sons, Inc., d/b/a Softer Lite Window Company**, Chicago, IL (collectively, "Claimants") and all other persons or entities having or claiming an interest in the below-described real estate, and in support thereof states as follows:

1. On or about April 7, 2014, Owner owned the following described real estate in the County of Cook, State of Illinois, to wit:

**[SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A]**

Commonly known as Goldblatt's Senior Living Facility, 4707 S. Marshfield Ave., Chicago, IL 60609, which real estate has the following permanent index numbers:

- 20-07-207-001-0000
- 20-07-207-002-0000
- 20-07-206-010-0000

And which is hereinafter, together with all improvements, referred to as the "Premises."

2. On a date unknown to Lien Claimant, Owner, or one knowingly permitted by Owner to do so, entered into a contract with Contractor wherein Contractor was to provide labor,

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materials and equipment for the construction, alteration and improvement to and for the benefit of the Premises.

3. On April 7, 2014, Contractor made a subcontract with Lien Claimant to furnish and supply Unit Masonry labor, materials and supplies in the amount of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00) for said improvement.

4. At the special instance and request of Contractor, Lien Claimant furnished extra and additional materials to, and extra and additional labor for, Premises in the amount of Two Hundred Three Thousand Seven Hundred Seventy-Eight and 00/100 Dollars (\$203,778.10).

5. On November 5, 2014, Lien Claimant substantially completed all work required by said subcontract and extras to be done.


6. On information and belief, the labor, materials, supplies, equipment and services for said work and in the improvement of the Premises performed and supplied by Lien Claimant were done with the knowledge and consent of Owner.

7. Contractor is entitled to credits on account thereof in the amount of \$116,822.79, leaving due, unpaid and owing to Lien Claimant, after allowing all credits, the sum of \$436,955.31, for which, with interest, Lien Claimant claims a lien on the Premises and Improvements and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner.

8. Notice has been duly given to Owner, and persons otherwise interested in the above described real estate, as to the status of the undersigned as subcontractor as provided by the Mechanics Lien Act, 770 ILCS 60/5 and 60/24.

MBB Enterprises of Chicago, Inc.

By:

  
Jenny Barsh

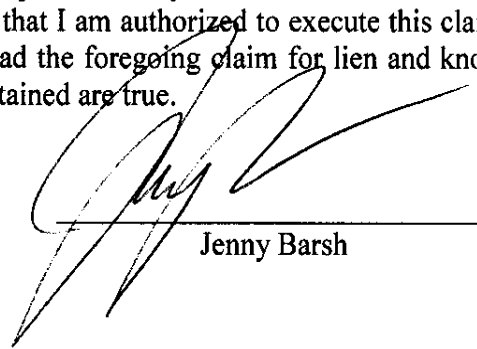
Its:

President

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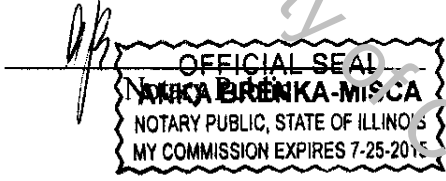
STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )     SS.

I, Jenny Barsh, being first duly sworn, on oath deposes and says that I am the President of MBB Enterprises of Chicago, Inc., the Lien Claimant, that I am authorized to execute this claim for lien on behalf of the Lien Claimant, that I have read the foregoing claim for lien and know the contents thereof, and that all statements therein contained are true.



Jenny Barsh

Subscribed and sworn to before me  
this 12<sup>th</sup> day of January, 2015.



Property of Cook County Clerk's Office

THIS DOCUMENT WAS PREPARED BY AND  
AFTER RECORDING SHOULD BE RETURNED TO:

Alan J. Wolf  
Scott D. Spears  
Robbins, Salomon & Patt, Ltd.  
180 North LaSalle, Suite 3300  
Chicago, Illinois 60601  
(312) 782-9000

**UNOFFICIAL COPY****EXHIBIT A****(LEGAL DESCRIPTION)****PARCEL 1:**

LOTS 1 TO 5 INCLUSIVE, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING SOUTH ASHLAND AVENUE); LOT 43 (EXCEPT THAT PART OF SAID LOT 43 DEDICATED FOR AN ALLEY BY DOCUMENT NO. 5610414); LOTS 44 TO 47, BOTH INCLUSIVE AND 16 FOOT STRIP FORMERLY ALLEY AND NOW VACATED LYING WEST OF AND ADJOINING SAID LOTS 1, 2 AND 3, ALL IN BLOCK 1 IN BERGER AND JACOB'S SUBDIVISION OF BLOCK 9 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE NORTH AND SOUTH ALLEY BEING PART OF SAID LOT 43 AS DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON APRIL 12th, 1905 AS DOCUMENT NUMBER 5610414 TOGETHER WITH THAT PART OF THE NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 5 AND LYING EAST OF AND ADJOINING THE EAST LINE OF ORIGINAL LOT 43 AND LYING NORTH OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 5 TO THE SOUTHEAST CORNER OF ORIGINAL LOT 43, ALL IN BLOCK 1 OF BERGER AND JACOBS SUBDIVISION AFOREMENTIONED,

EXCEPT THAT PART LYING BETWEEN THE HORIZONTAL PLANES OF 14.75 FEET AND 32.00 FEET, CHICAGO CITY DATUM (CCD), BASED ON THE CITY OF CHICAGO BENCHMARK MONUMENT NUMBER 90 HAVING AN ELEVATION OF 14.545 CCD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF WEST 47<sup>TH</sup> STREET, BEING AN ASSUMED BEARING, 88.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING WALL WITHIN AN EXISTING BUILDING; THENCE SOUTH, EAST AND NORTH THE FOLLOWING FIVE COURSES ALONG SAID CENTERLINE: (1) SOUTH 00 DEGREES 22 MINUTES 21 SECONDS WEST 25.55 FEET; (2) SOUTH 89 DEGREES 37 MINUTES 39 SECONDS EAST 49.45 FEET; (3) NORTH 00 DEGREES 22 MINUTES 21 SECONDS EAST 7.00 FEET; (4) SOUTH 89 DEGREES 37 MINUTES 39 SECONDS EAST 44.40 FEET; (5) NORTH 00 DEGREES 22 MINUTES 21 SECONDS EAST 18.75 FEET TO A POINT ON SAID SOUTH LINE OF WEST 47<sup>TH</sup> STREET; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE OF WEST 47<sup>TH</sup> STREET 65.69 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH ASHLAND AVENUE AS WIDENED; THENCE SOUTH 00 DEGREES 01 MINUTES 39 SECONDS EAST ALONG SAID WEST LINE AS WIDENED 124.60 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 111.17 FEET

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TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE WESTERLY FACE OF THE EXISTING BRICK BUILDING; THENCE NORTH 00 DEGREES 18 MINUTES 39 SECONDS EAST ALONG SAID WEST FACE 16.36 FEET TO AN INSIDE CORNER OF SAID BRICK BUILDING; THENCE NORTH 89 DEGREES 41 MINUTES 21 SECONDS WEST ALONG THE SOUTHERLY FACE OF SAID BRICK BUILDING 17.58 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 39 SECONDS WEST 16.98 FEET TO A POINT ON THE NORTH LINE OF THE EXISTING PUBLIC ALLEY; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST CONTINUING ALONG SAID NORTH LINE 46.81 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING WALL WITHIN AN EXISTING BUILDING; THENCE NORTH AND WEST THE FOLLOWING SEVEN COURSES ALONG SAID CENTERLINE: (1) NORTH 00 DEGREES 18 MINUTES 39 SECONDS EAST 29.59 FEET; (2) SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 24.20 FEET; (3) NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST 17.06 FEET; (4) NORTH 41 DEGREES 31 MINUTES 43 SECONDS WEST 5.61 FEET; (5) SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 18.01 FEET; (6) NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST 22.70 FEET; (7) SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 27.02 FEET TO A POINT ON THE EAST LINE OF SOUTH MARSHFIELD AVENUE; THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS WEST ALONG SAID EAST LINE 52.03 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT THAT PART LYING BETWEEN THE HORIZONTAL PLANES OF 107.00 FEET AND 145.00 FEET, CHICAGO CITY DATUM (CCD), BASED ON THE CITY OF CHICAGO BENCHMARK MONUMENT NUMBER 90 HAVING AN ELEVATION OF 14.545 CCD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 47; THENCE SOUTH 00 DEGREES 02 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 47 ~~ALSO BEING EAST LINE OF SOUTH MARSHFIELD AVENUE 125.20 FEET TO THE~~ SOUTHWEST CORNER OF SAID LOT 47, ALSO BEING A POINT ON THE NORTH LINE OF A PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE 36.20 FEET TO THE POINT ON THE WEST WALL OF THE EXISTING PENTHOUSE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 45 SECONDS EAST ALONG THE WEST WALL OF SAID PENTHOUSE 29.43 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 26 SECONDS EAST ALONG THE NORTH WALL OF SAID PENTHOUSE 37.02 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 18 MINUTES 39 SECONDS WEST ALONG THE EAST WALL OF SAID PENTHOUSE 29.64 FEET TO A POINT ON THE NORTH LINE OF SAID PUBLIC ALLEY; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE 37.08 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Address: 4707 S. Marshfield Avenue, Chicago, IL 60640  
 Permanent Index Numbers: 20-07-207-001-0000 & 20-07-207-002-0000

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PARCEL 2:

LOTS 1 AND 2 IN BLOCK 2 IN BERGER AND JACOB'S SUBDIVISION OF BLOCK 9 IN STONE AND WHITNEY'S SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1635 W 47<sup>th</sup> Street

Permanent Index Number: 20-07-206-010

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY 4700 SOUTH ASHLAND LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, DATED 1.29.13 AND RECORDED \_\_\_\_\_ AS DOCUMENT NUMBER 1302922685.

PROPERTY of Cook County Clerk's Office