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SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

Doc#: 1502313008 Fee: \$33.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2015 08:20 AM Pg: 1 of 5

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The claimant, Commercial Carpet Consultants, Inc. ("Claimant"), an Illinois corporation with an address of 893 Industrial Drive, Elmhurst, Illinois 60126, hereby files its Subcontractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest of the following: One North Dearborn Properties, LLC, a foreign limited liability company with an address of 404 5th Ave. 4th Fl., New York, NY 10018 ("Owner"), Wells Fargo Bank, N.A., as Trustee for the Registered Holders of Credit Suisse First Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2003-TFL2, Wells Fargo Bank, N.A., as Trustee for the Registered Holders of Banc of America Commercial Mortgage, Inc. Commercial Mortgage Pass-Through Certificates, Series 2006-6, Reed Illinois Corporation d/b/a Reed Construction, an Illinois corporation with an address of 600 West Jackson Blvd., Suite 500, Chicago, IL 60661-5625 ("Contractor"), and any person claiming an interest in the Real Estate (as hereinafter described).

Claimant states as follows:

1. Since on or about July 21, 2014 and subsequently, Owner owned legal title to the Real Estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as One North Dearborn St., Chicago, IL 60601 (the "Real Estate"), and legally described as follows:

See Exhibit A, Legal Description, attached hereto.

PINs: 17-09-464-001, 17-09-464-002, 17-09-464-003, 17-09-464-006, 17-09-464-007, 17-09-464-008, 17-09-464-009-8001, 17-09-464-009-8002, 17-09-464-010-8001, 17-09-464-010-8002, 17-09-464-011

2. On or before July 21, 2014, Contractor entered a contract with Owner to serve as the general contractor for the improvement of the Real Estate for the project known as "1ND Demolition." On or about July 21, 2014, Claimant entered a written subcontract ("Subcontract") with Contractor to furnish labor and materials for the Project, including but not limited to the installation of ceramic tile, VCT flooring and rubber base, pursuant to Contractor's contract with Owner, for the original Subcontract sum of \$106,887.00.

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3. The Subcontract was entered into by Contractor with the authorization, knowledge and consent of Owner, and/or Claimant performed its work with the authorization, knowledge and consent of the Owner.

4. Claimant completed the work for which Claimant claims a lien on or about September 26, 2014.

5. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$15,498.67, which principal amount bears interest at the statutory rate of 10 percent per annum.

6. Claimant claims a lien on the Real Estate and against all ownership, leasehold or other interests in the Real Estate (including all land and improvements thereon), and a lien against any funds due or to become due to Contractor in the amount of \$15,498.67 plus statutory interest and attorney's fees.

Dated: January 4, 2015

Commercial Carpet Consultants, Inc.

By: 

Print: PRESIDENT JERRY WATSON

Its: PRESIDENT

This document prepared by
and after recording
should be returned to:
Michael W. Kelly
One South Dearborn
Suite 2100
Chicago, IL 60603

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VERIFICATION

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

JERRY WATSON, being first duly sworn on oath, states that he is PRESIDENT of Claimant, Commercial Carpet Consultants, Inc., an Illinois corporation ("Claimant"), that he is authorized to sign this verification to the foregoing Subcontractor's Claim for Mechanics Lien, that he has read the Subcontractor's Claim for Mechanics Lien, and that the statements contained therein are true.

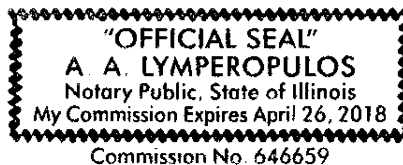
Jerry Watson

[Signature]

Subscribed and sworn to before me
this 5th day of January, 2015.

A. A. Lymperepulos

Notary Public



My commission expires 4.26, 2018.

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EXHIBIT A – LEGAL DESCRIPTION

PARCEL 1:

LOTS 11, 12, 13, 14 AND 15 IN THE SUBDIVISION OF LOT 5 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN THE SUBDIVISION OF LOT 8 AND OF THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF STATE STREET AS FIXED BY ACT OF GENERAL ASSEMBLY OF THE STATE OF ILLINOIS APPROVED MARCH 3, 1845 AS APPEARS FOR THE PLAT THEREOF RECORDED JANUARY 26, 1872 IN BOOK 1 OF PLATS, PAGE 20 IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 IN THE SUBDIVISION OF LOT 8 AND OF THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF STATE STREET AS FIXED BY ACT OF GENERAL ASSEMBLY OF THE STATE OF ILLINOIS APPROVED MARCH 3, 1845 AS APPEARS FOR THE PLAT THEREOF RECORDED JANUARY 26, 1872 IN BOOK 1 OF PLATS, PAGE 20 IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PORTION OF THE WEST 10 FEET OF THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO LYING WEST AND ADJOINING LOTS 2 AND 3 IN THE SUBDIVISION OF LOT 8 AND OF THE EAST 30 FEET OF LOT 7 AFORESAID IN COOK COUNTY, ILLINOIS IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5:

SUB-PARCEL A (FEE): THE WEST 50 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUB-PARCEL B-2 (OPTION): THE INTEREST OF THE INSURED UNDER THAT CERTAIN OPTION AGREEMENT DATED FEBRUARY 28, 2002, BETWEEN MADISON STREET ASSOCIATES, LLC AND 1 NORTH DEARBORN TRUST, A DELAWARE BUSINESS TRUST, AS ASSIGNED IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF OPTION CONTRACT MADE DECEMBER 19, 2002 BY AND BETWEEN 1 NORTH DEARBORN TRUST, A DELAWARE BUSINESS TRUST, ASSIGNOR, AND 1

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NORTH DEARBORN PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNEE, COVERING THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOT 1 IN THE SUBDIVISION OF LOT 8 AND THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO, TOGETHER WITH A STRIP OF LAND LYING BETWEEN THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF STATE STREET (AS FIXED BY AN ACT OF THE GENERAL ASSEMBLY OF THE STATE OF ILLINOIS APPROVED MARCH 3, 1845) AS APPEARS FROM PLAT THEREOF RECORDED JANUARY 26, 1872 IN BOOK 1 OF PLATS, PAGE 20, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THAT PORTION OF THE WEST 10 FEET OF THE EAST 30 FEET OF LOT 7 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO LYING WEST OF AND ADJOINING LOT 1 IN THE SUBDIVISION OF LOT 8 AND OF THE EAST 30 FEET OF LOT 7, AFORESAID, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 5:

SUB-PARCEL B-1 (LEASEHOLD): THE LEASEHOLD ESTATE CREATED BY THAT CERTAIN LEASE BETWEEN THE BOARD OF EDUCATION OF THE CITY OF CHICAGO, AS LESSOR, AND MADISON-STATE DEARBORN BUILDING CORPORATION, AS LESSEE, DATED APRIL 28, 1952 AND RECORDED MAY 7, 1952 AS DOCUMENT NO. 15336526 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE TO 1 NORTH DEARBORN, INC., AS TRUSTEE FOR 1 NORTH DEARBORN TRUST, A DELAWARE BUSINESS TRUST, DATED SEPTEMBER 28, 1998 AND RECORDED OCTOBER 6, 1998 AS DOCUMENT NO. 98893831, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED DECEMBER 19, 2002, BY AND BETWEEN 1 NORTH DEARBORN TRUST, A DELAWARE BUSINESS TRUST, AS ASSIGNOR, AND 1 NORTH DEARBORN PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS ASSIGNEE, COVERING THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN BLOCK 58 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PINs: 17-09-464-001, 17-09-464-002, 17-09-464-003, 17-09-464-006, 17-09-464-007,
17-09-464-008, 17-09-464-009-8001, 17-09-464-009-8002, 17-09-464-010-8001,
17-09-464-010-8002, 17-09-464-011

Common Address: One North Dearborn St., Chicago, IL 60601