

Prepared by Allan R. Popper of  
Lienguard, Inc., Agent  
1000 Jorie Blvd-Ste 270  
Oak Brook, IL 60523

**ILLINOIS MECHANIC'S LIEN CLAIM**  
**(770 ILCS 60/7)**

STATE OF ILLINOIS  
COUNTY OF COOK

The claimant, **Joseph Woodworking, Inc., 4226 Grace Street, Schiller Park, IL 60176**, hereby files a claim for lien against **JB Michigan/Walton LLC & WWL DHotel Land LLC, 350 W. Hubbard Street, Ste 250, Chicago, IL 60654, Istar Financial Inc., 1114 Avenue of Americas, 27<sup>th</sup> Floor, New York, NY 10036, Lendor, and ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS** and states:

That on **November 12, 2013**, the owner(s) owned the following described land in the County of Cook, State of Illinois, to wit:

**Parcel Number: 17-03-208-001-0000 & 17-03-208-002-0000, more fully described on the attached Exhibit A, all in the County of Cook, State of Illinois**

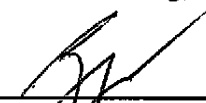
Commonly known as: **Penthouse #30 – James & Abra Wilkin, 179 E. Lake Shore Drive (aka 140 E. Walton Place), Chicago, IL 60611**

That claimant made a contract with said owner to provide **remodel of kitchen and bath** for the building or improvement on said land for the sum of **\$582,019.20** and on **September 5, 2014** completed thereunder delivery of materials and/or furnishing of labor to the value of **\$582,019.20**.

That said owner is entitled to credits on account as follows: **\$556,676.20**

leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$25,343.00** for which, with interest, claimant claims a lien on said land and improvements.

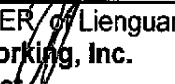
**Joseph Woodworking, Inc.**

BY:   
ALLAN R. POPPER of Lienguard, Inc., Agent for  
**Joseph Woodworking, Inc.**  
**4226 Grace Street**  
**Schiller Park, IL 60176**

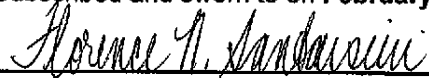
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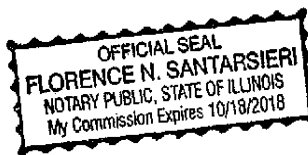
STATE OF ILLINOIS )SS  
COUNTY OF DUPAGE )

Affiant, ALLAN R. POPPER, being first duly sworn, on oath deposes and says that he is the agent of **Joseph Woodworking, Inc.**, the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

  
\_\_\_\_\_  
ALLAN R. POPPER, of Lienguard, Inc., Agent for  
**Joseph Woodworking, Inc.**  
4226 Grace Street  
Schiller Park, IL 60176

Subscribed and sworn to on **February 26, 2015**

  
\_\_\_\_\_  
Florence N. Santarsieri Notary Public



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## EXHIBIT "A"

AN UNDIVIDED 5% INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOTS 17 TO 26, INCLUSIVE, IN FITZSIMONS ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 8 IN THE CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

LOTS 16 AND 27 (EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 9.25 FEET; THENCE SOUTH, A DISTANCE OF 24.04 FEET ALONG THE EASTERLY FACE OF THE LOWER STONE BASE OF THE DRAKE HOTEL BUILDING TO A POINT 9.11 FEET WEST OF THE EAST LINE OF SAID LOT 16; THENCE WEST, A DISTANCE OF 0.58 FEET ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 16 TO A POINT 9.69 FEET WEST OF THE EAST LINE OF SAID LOT 16; THENCE SOUTH, A DISTANCE OF 169.61 FEET ALONG THE EASTERLY FACE OF A BRICK WALL OF THE DRAKE HOTEL BUILDING TO A POINT 24 FEET NORTH OF THE SOUTH LINE AND 8.65 FEET WEST OF THE EAST LINE OF SAID LOT 27; THENCE EAST, A DISTANCE OF 0.55 OF A FOOT ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 27 TO A POINT 8.10 FEET WEST OF THE EAST LINE OF SAID LOT 27; THENCE SOUTH, A DISTANCE OF 24 FEET ALONG THE EASTERLY FACE OF THE LOWER STONE BASE OF THE DRAKE HOTEL BUILDING TO A POINT ON THE SOUTH LINE OF SAID LOT 27 WHICH IS 8.05 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 27; THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 8.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27 AND THENCE NORTH ALONG THE EAST LINE OF LOTS 27 AND 16, A DISTANCE OF 217.65 FEET TO THE POINT OF BEGINNING) EXCEPTING THEREFROM THE BUILDINGS AND IMPROVEMENTS LOCATED THEREON, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN THE DEED FROM WHITESTONE COMPANY, A CORPORATION OF ILLINOIS, TO THE DRAKE TOWERS BUILDING CORPORATION, A CORPORATION OF ILLINOIS, RECORDED FEBRUARY 1, 1928 AS DOCUMENT NUMBER 921506 FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF AN INCLINED SERVICE DRIVEWAY OVER THE SOUTH 140 FEET OF THE WEST 24 FEET OF THE FOLLOWING DESCRIBED TRACT:

LOTS 14, 15, 28 AND 29 IN FITZSIMONS ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCK 8 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THAT PART OF LOTS 16 AND 27 IN SAID FITZSIMONS ADDITION, BOUNDED AND DESCRIBED AS

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FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 9.25 FEET; THENCE SOUTH, A DISTANCE OF 24.04 FEET ALONG THE EASTERLY FACE OF THE LOWER STONE BASE OF THE DRAKE HOTEL BUILDING TO A POINT 9.11 FEET WEST OF THE EAST LINE OF SAID LOT 16; THENCE WEST, A DISTANCE OF 0.58 OF A FOOT ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 16 TO A POINT 9.69 FEET WEST OF SAID EAST LOT LINE; THENCE SOUTH, A DISTANCE OF 169.61 FEET ALONG THE EASTERLY FACE OF A BRICK WALL OF THE DRAKE BUILDING TO A POINT 24 FEET NORTH OF THE SOUTH LINE AND 8.65 FEET WEST OF THE EAST LINE OF SAID LOT 27; THENCE EAST, A DISTANCE OF 0.55 OF A FOOT ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 27 TO A POINT 8.10 FEET WEST OF SAID EAST LOT LINE; THENCE SOUTH, A DISTANCE OF 24 FEET ALONG THE EASTERLY FACE OF THE LOWER STONE BASE OF THE DRAKE HOTEL BUILDING TO A POINT ON SAID SOUTH LINE OF LOT 27 WHICH IS 8.05 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE EAST ON SAID SOUTH LOT LINE, A DISTANCE OF 8.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE NORTH ALONG SAID EAST LINE OF LOTS 16 AND 27, A DISTANCE OF 217.65 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office