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NOTICE AND CLAIM FOR MECHANICS LIEN



Doc#: 1506429088 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/05/2015 04:30 PM Pg: 1 of 8

Claimant **Stephanie Wiott, d/b/a Cupboards Chicago Design Group**, of Naperville Illinois, asserts a claim, pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/1, et. seq., against the real estate described in the attached Rider, arising from the following contract for improvements thereto:

1. Brief Description of Contract:

Claimant contracted with original contractors Ledor Construction, Inc. to supply cabinetry for installation in a supportive living facility being constructed by under Ledor's contract with the owner of the real estate, believed to be Goldblatts of Chicago Limited Partnership. Group Exhibit 1

2. Balance Due After All Credits:

Claimant furnished cabinetry and related materials to the real estate reasonably valued at the invoice price of \$135,644.00, which constituted valuable improvements to the real estate. Claimant was paid \$62,818.20 on account, leaving a balance now due of \$72,825.80, plus interest. Exhibit 2

3. Description of Real Estate: The legal description of the real estate is set forth in the Rider, attached hereto.

Dated March 2, 2015

I, Stephanie Wiott, being deposed and sworn, on oath certify under penalties of perjury that the statements contained in this document are true and correct.

CUPBOARDS CHICAGO DESIGN GROUP

Stephanie Wiott

I, the undersigned, a Notary Public licensed in DeKalb County, Illinois, certify that Stephanie Wiott, personally known to me, appeared before me this day in person and certified under penalties of perjury that the facts set forth in the above claim for lien are true and correct.

Given under my hand and official seal on March 2, 2015

Notary Public

This instrument prepared by and mail to:

Rodney F. Reeves, Attorney at Law
140 South Dearborn Street, Suite 1610
Chicago, IL 60603
312-346-0102



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GROUP EXHIBIT 1

C U P B O A R D S

Cupboards Chicago Design Group
1453 Ambleside
Naperville, IL 60540
630-267-0440

PROPOSAL

Date: 6/26/2014

Proposal Submitted To:
Ledcor Construction Inc
18 W 140 Butterfield Rd
Suite 400
Oakbrook Terrace, IL

Work To Be Performed At:
Goldblatts Senior Living
4707 Marshfield
Chicago, IL

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Cabinetry and non union tailgate delivery thereof : Fieldstone Cabinetry, Stratford Door, Oak Java to include residence units, dining room, recreation room, residence use kitchen and staff room. Thermo foil laminate cabinets included for nurses and CNA office.

Room Types:

Residence Units: 1&2 QTY 8, 3A QTY 4, 4A QTY 3, 5 QTY 3, 6 QTY 3, 7 QTY 4, 8,9,10,11, Sales Center QTY 17, 12A QTY 3, 13 QTY 3, 14A QTY 3, 15 and 16 QTY 6, 17A QTY 3, 18 and 19 QTY 6, 20 QTY 3, 21 QTY 3, 22 QTY 3, 23 and 25 QTY 6, 24A QTY 3, 26A QTY 2, 27 QTY 2, 28 QTY 2, 29 and 30 QTY 6, 31A QTY 3, 204,205,206 QTY 3 , 528 QTY 1

Nurses Office

CNA office

Dining Room

Recreation Room

Snack Station/ Residence Use Kitchen

Staff Room

Cabinetry:

Fieldstone Cabinetry: Residence Use Kitchen/ Snack Station, Staff Room, Recreation Room, Dining Room: Each unit/ area field measured

Thermo foil Laminate Cabinetry: Nurses Office, CNA office: each unit/ area field measured

Hardware: 4" wire pulls as needed

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Delivery:

6 separate tailgate non union deliveries to be unloaded and dispersed by on site union carpenters. Each delivery allows for 3 hours of onsite time. Any time beyond 3 hours will be billed at an additional 70.00 per hour. Delivery schedule is as follows:

- Sales Office
- 5th floor
- 4th floor
- 3rd floor
- 2nd floor
- 1st floor/ basement

WE HEREBY PROPOSE TO FURNISH LABOR AND MATERIALS COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS FOR THE SUM OF:

Fieldstone Cabinetry: 121194.00 Inc Tax

Laminate Cabinets: 4700.00 Inc tax

Delivery : 8500.00

134394.00

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Public Liability Insurance on above work to be taken out by Cupboards Chicago.

Authorized Signature: _____

Note: This proposal may be withdrawn by Cupboards Chicago if not accepted within 30 days

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

ACCEPTED:

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LEDCOR CONSTRUCTION INC.
 18 West 140 Butterfield Road, Suite 400
 Oakbrook Terrace, IL 60181

PURCHASE ORDER

US

Telephone: (630) 916-1230
 Facsimile: (630) 916-1500

Vendor / Legal Name: Cupboards Chicago Design Group

Ship To: Goldblatt's Senior Living
4707 S. Marshfield Ave.
Chicago, IL 60639

1453 Ambleside
 Naperville, IL 60540
 Contact: Stephanie Wroth
 Tel #: (630) 267-0440 Fax #: _____
 Email: stephanie@cupboardsltd.com

Project/Desc: Goldblatt's Senior Living
 Attention of: Gary Guild
 Cell (630) 546-9551

Ship Via: Freight
 F.O.B. Point: Jobsite Prepaid Collect

Date of Issue _____
 Date Rec'd: _____

Corporation Partnership Individual
 Federal Tax ID number: _____

License # _____

Cost Code (Object)	Cost Type (Subsidiary)	Quantity	Unit of Meas.	Description	Unit Price (\$)	Extension
062010	1950			Supply of Field Stone Cabinetry for the following: Residence Units Nurses Office I.C.N.A. Office Dining Room Recreation Room Snack Station / Residence Use Kitcher Staff Room		
Total All Rooms listed		319				
				6 Separate tailgate non-union deliveries to be unloaded by on-site carpenters.		
				Each Delivery allows 3 hours onsite time. Any time beyond 3 hours will be billed at an additional \$70.00 per hour.		
				Delivery Schedule Sales Office, 5th fl., 4th fl., 3rd fl., 2nd fl., basement		
				Field Stone Cabinetry		121,194.00
				Laminate Cabinets		4,700.00
				Delivery		8,500.00

Terms of the Order:

This order is given by Ledcor and is accepted by the Vendor subject to the terms and conditions on the face and reverse side of this paper.

Vendor Acknowledgement:

The Vendor shall acknowledge acceptance of this Order by signing in the appropriate space below and returning a copy to the Purchaser's office.

Invoicing:

The Vendor shall submit one (1) copy of its invoice to the Purchaser at the accounting office address shown above. The vendor shall clearly show its Purchase Order number, the quantity and full description of the item and the prices per item as quoted on the Order.

Ledcor Construction Inc.

Per _____ Signature _____
 Name _____

Vendor Acknowledgement:

Per _____ Signature _____
 Name _____

Sub Total

\$ 134,394.00

Tax

Total

\$ 134,394.00

WCR / L & I Certificate

Proof of Insurance

Write Copy - Vendor Yellow Copy - Accounting

This number must appear on all invoices, packing slips, delivery slips etc. **P.O.#**

1051124

62010

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EXHIBIT 2

Invoice

Cupboards Chicago Design Group

1453 Ambleside Circle
Naperville, IL 60540

Date	Invoice #
11/30/2014	2212

Bill To
Ledcor 18W140 Butterfield Road Suite 400 Oak Brook Terrace, IL 60181

P.O. No.	Terms	Project
1051124-62010	Due on receipt	

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
cabinets	Supply Fieldstone Cabinetry for the following: Residence Units Dining Room Recreation Room Snack Station Staff Room Nurses/ CNA offices Common Areas				1	134,394.00			134,394.00
cabinets	Change Order				1	1,250.00			1,250.00
50% deposit due						Subtotal			\$135,644.00
						Sales Tax (0.0%)			\$0.00
						Total			\$135,644.00
						Payments/Credits			\$-62,818.20
						Balance Due			\$72,825.80

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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 THE WEST HALF OF THE SOUTHWEST 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, 12, 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 JACOB'S 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 47TH 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 14.40 FEET; (5) NORTH 00 DEGREES 22 MINUTES 21 SECONDS EAST 18.75 FEET TO A POINT ON SAID SOUTH LINE OF WEST 47TH STREET; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE OF WEST 47TH 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 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

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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 03 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.

Commonly known as 4707 S. Marshfield Avenue, Chicago, Illinois

PIN: 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.

Commonly known as 1635 W. 47th Street, Chicago, Illinois

PIN: 20-07-206-010-0000

PARCEL 3

Non-exclusive easements for ingress and egress for the benefit of Parcel # 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded January 29, 2013 as document # 1302922088.

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