



1601222064

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

Doc#: 1601222064 Fee: \$33.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/12/2016 03:16 PM Pg: 1 of 5

John S. Mrowiec  
Conway & Mrowiec  
20 South Clark Street  
Suite 1000  
Chicago, Illinois 60603  
(312) 658-1100

**ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN  
OF LEOPARDO COMPANIES, INC.**

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

The Claimant, Leopardo Companies, Inc. ("Leopardo"), an Illinois corporation with offices at 5200 Prairie Stone Parkway, Hoffman Estates, Illinois 60192 and 333 West Wacker Drive, Suite 250, Chicago, Illinois 60606, hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Broadville, LLC, formerly an Illinois limited liability company ("Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner including, without limitation, Lakefront Medical Associates, LLC, a Delaware limited liability company ("Tenant");

Leopardo states:

1. Since prior to June 3, 2015, Owner has been record owner of interests in fee simple, and, possibly other interests, in the Real Estate commonly known as 6201-6217 North Broadway and 1122-1148 West Granville, Chicago, Illinois, legally described as follows ("Real Estate"):

See Legal Description attached to this Claim as Exhibit A.

The PIN Number of the Real Estate is 14-05-204-026.

2. As of July 1, 2015, Leopardo entered into a written contract with Tenant under which Leopardo agreed to provide labor, material, superintendence and equipment to perform construction

PIN Number: 14-05-204-026

Addresses: 6201 - 6217 North Broadway and 1122 - 1148 West Granville  
Chicago, Illinois

*Handwritten signature*

# UNOFFICIAL COPY

services as general contractor to construct tenant improvements for a medical clinic in an existing structure on the Real Estate in exchange for payment of the stipulated sum of \$728,296.32, subject to allowances and increase for required scope, additional or changed work, delays or differing site conditions or encountering of hazardous substances (the "Contract").

3. Tenant ordered additional and extra work and was entitled to various credits in the net amount of \$9,242.35 so that the final adjusted Contract Sum is \$737,433.94.

4. The Contract was entered into by Tenant and the original work and extra work was performed by Leopardo with the knowledge and consent of Owner or Owner's agent. Alternatively, Owner knowingly permitted Tenant to contract for the Work of the Contract.

5. Leopardo substantially completed Leopardo's Work under the Contract for which this lien is claimed on September 30, 2015.

6. As of the date hereof, after allowing all credits, there is presently due, unpaid and owing to Leopardo, the principal sum of One Hundred Seventy-Five Thousand Four Hundred Thirty-Three and 94/100 Dollars (\$175,433.94) ("Principal Amount Owing") under the Contract for which, with interest, Leopardo claims a mechanics lien against the Real Estate and against Owner's, Tenant's and others' claimed interest in the Real Estate.

7. Leopardo hereby revokes any waiver of rights given in advance of payment for which Leopardo has not received payment.

Dated: January 8, 2016

LEOPARDO COMPANIES, INC.

By: \_\_\_\_\_

John D. Ward, Jr.

PIN Number: 14-05-204-026

Addresses: 6201 - 6217 North Broadway and 1122 - 1148 West Granville  
Chicago, Illinois

**UNOFFICIAL COPY**

**EXHIBIT A**  
**TO ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN**  
**LEGAL DESCRIPTION**

**TRACT 3: (RETAIL SPACE #2)**

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCKS, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE NORTH 00°00'56" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCKS AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 41.06 FEET ALONG THE WEST LINE OF SAID BLOCK 5; THENCE NORTH 89°35'20" EAST, 1.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°27'04" EAST, 59.03 FEET; THENCE SOUTH 89°16'17" EAST, 17.38 FEET; THENCE SOUTH 00°35'29" WEST, 17.28 FEET; THENCE SOUTH 45°18'26" EAST, 9.47 FEET; THENCE SOUTH 89°33'16" EAST, 72.59 FEET; THENCE SOUTH 00°08'25" WEST, 16.78 FEET; THENCE SOUTH 89°33'09" EAST, 6.31 FEET; THENCE SOUTH 00°33'28" WEST, 1634 FEET; THENCE SOUTH 89°37'36" EAST, 945 FEET; THENCE SOUTH 00°32'24" WEST, 29.95 FEET; THENCE NORTH 89°1'21" WEST, 6.53 FEET; THENCE SOUTH 00°29'27" WEST, 338 FEET; THENCE NORTH 89°23'58" WEST, 2651 FEET; THENCE SOUTH 00°16'14" WEST, 8.85 FEET; THENCE NORTH 89°44'17" WEST, 39.25 FEET; THENCE NORTH 00°36'16" EAST, 15.19 FEET; THENCE NORTHWESTERLY 36.17 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 69.09 FEET AND A CHORD BEARING NORTH 44°20'00" WEST, 36.81 FEET; THENCE SOUTH 89°35'20" WEST, 14.78 FEET TO THE POINT OF BEGINNING.

**TRACT 4: (RETAIL SPACE #3)**

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCK 5, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE SOUTH 80°37'34" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCK 5 AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 136.88 FEET; THENCE NORTH 00°09'13" EAST, 9.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING THENCE NORTH 00°09'13" EAST, 7.86 FEET; THENCE NORTH 89°39'02" WEST, 3.37 FEET; THENCE NORTH 00°37'34" EAST, 1503 FEET; THENCE SOUTH 88°55'33" EAST, 6.57 FEET; THENCE NORTH

PIN Number: 14-05-204-026

Addresses: 6201 - 6217 North Broadway and 1122 - 1148 West Granville  
 Chicago, Illinois

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

(continued)

00°21'58" EAST, 12.86 FEET; THENCE SOUTH 89°22'04" EAST, 11.28 FEET; THENCE NORTH 00°25'09" EAST, 14.78 FEET; THENCE SOUTH 89°07'43" EAST, 5.35 FEET; THENCE SOUTH 00°18'47" EAST, 4.00 FEET; THENCE SOUTH 89°12'12" EAST, 19.50 FEET; THENCE NORTH 00°00'00" EAST, 16.10 FEET; THENCE SOUTH 89°58'37" EAST, 71.70 FEET TO A POINT HEREBY DESIGNATED AS POINT 'B'; THENCE SOUTH 00°06'58" WEST, 71.44 FEET; THENCE NORTH 89°32'36" WEST, 5) 29 FEET; THENCE NORTH 00°30'25" EAST, 2.62 FEET; THENCE NORTH 89°21'07" WEST, 10.8) FEET; THENCE NORTH 01°43'04" EAST, 6.14 FEET; THENCE NORTH 89°33'54" WEST, 47.32 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART THEREOF LYING ABOVE THE THREE DIMENSIONAL PLANE LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT 'B', HAVING AN ELEVATION OF +22.3 FEET; THENCE SOUTH 00°06'58" WEST, 29.02 FEET TO A POINT HAVING AN ELEVATION OF +24.5 FEET; THENCE NORTH 89°38'04" WEST, 60.25 FEET TO A POINT HAVING AN ELEVATION OF +24.5 FEET; THENCE NORTH 00°29'28" EAST, 29.29 FEET TO A POINT HAVING AN ELEVATION OF +22.3 FEET; THENCE SOUTH 89°58'37" EAST, 60.08 FEET TO THE POINT OF BEGINNING.

**TRACT 5:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF TRACTS 2, 3, AND 4 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 7, 2008 AS DOCUMENT 0831210044 MADE BY BROADVILLE CONDOMINIUMS, LLC AND BROADVILLE RETAIL, LLC.

PIN Number: 14-05-204-026

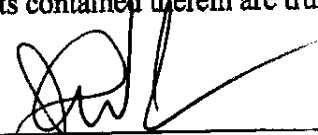
Addresses: 6201 - 6217 North Broadway and 1122 - 1148 West Granville  
Chicago, Illinois

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

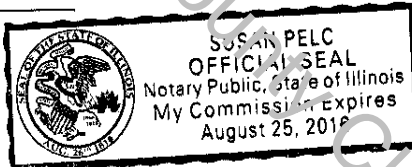
### AFFIDAVIT

I, John D. Ward, Jr., being first duly sworn on oath, depose and state that I am Chief Financial Officer of Claimant, am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Original Contractor's Claim for Mechanics Lien and know its contents and the statements contained therein are true.

  
\_\_\_\_\_  
John D. Ward, Jr.

SUBSCRIBED AND SWORN TO  
before me this 8<sup>th</sup> day of January, 2016

  
\_\_\_\_\_  
Notary Public



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

John S. Mrowiec  
Conway & Mrowiec  
20 South Clark Street  
Suite 1000  
Chicago, Illinois 60603  
(312) 658-1100

PIN Number:           14-05-204-026

Addresses:           6201 - 6217 North Broadway and 1122 - 1148 West Granville  
Chicago, Illinois