

# UNOFFICIAL COPY

MECHANIC'S LIEN:  
**CLAIM**

Doc#: 1604908161 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/18/2016 12:22 PM Pg: 1 of 4

STATE OF ILLINOIS }

COUNTY OF Cook }

FRONTRUNNER SYSTEMS, INC.

**CLAIMANT**

-VS-

Chicago Title Land Trust Company, Trust #450233, dated 7/24/2014  
Chicago Title Land Trust Company, Trust #91223 dated 7/24/2014, successor to American National Bank and Trust Company of Chicago  
Tennis Corporation of America  
Midtown Athletic Clubs, LLC  
PEPPER CONSTRUCTION CO.

**DEFENDANT(S)**

The claimant, **FRONTRUNNER SYSTEMS, INC.** of Dolingbrook, IL 60440-4904, County of Will, hereby files a claim for lien against **PEPPER CONSTRUCTION CO.**, contractor of 643 N. Orleans Street, Chicago, State of IL and **Chicago Title Land Trust Company, Trust #450233, dated 7/24/2014** Chicago, IL 60603 **Chicago Title Land Trust Company, Trust #91223 dated 7/24/2014**, as successor to **American National Bank and Trust Company of Chicago** Chicago, IL 60603 **Tennis Corporation of America** Chicago, IL 60618 (hereinafter collectively referred to as "owner(s)") and **Midtown Athletic Clubs, LLC (Party in Interest)** Chicago, IL 60647 and states:

That on or about **09/16/2015**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Midtown Athletic Club - Building 2 2455 N. Elston Avenue Chicago, IL 60647:**

A/K/A: **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A: **TAX # 14-30-301-006; 14-30-301-008; 14-30-301-009**

and **PEPPER CONSTRUCTION CO.** was the owner's contractor, or in the alternative, Party in Interest's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **09/16/2015**, said contractor made a subcontract with the claimant to provide **labor and material for glass and glazing work** for and in said improvement, and that on or about **11/13/2015** the claimant completed thereunder all that was required to be done by said contract.

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The following amounts are due on said contract:


Contract	\$34,200.00
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$11,872.80
<b>Total Balance Due</b>	<b>\$22,327.20</b>

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Twenty-Two Thousand Three Hundred Twenty-Seven and Two Tenths (\$22,327.20) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner under said contract.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on **February 11, 2016**.

**FRONTRUNNER SYSTEMS, INC.**


BY:   
Glenn Thompson Secretary

Prepared By:  
**FRONTRUNNER SYSTEMS, INC.**  
470 W. North Frontage Road  
Suite B  
Bolingbrook, IL 60440-4904  
Glenn Thompson

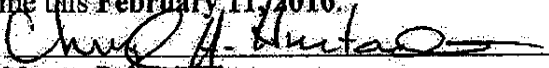
VERIFICATION

State of Illinois  
County of Will

The affiant, Glenn Thompson, being first duly sworn, on oath deposes and says that the affiant is Secretary of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

  
Glenn Thompson Secretary

Subscribed and sworn to  
before me this **February 11, 2016**.

  
Notary Public's Signature



**UNOFFICIAL COPY****PARCEL 1:**

Lot 1 in Assessor's Subdivision of part of Southwest 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian (except that part of said Lot 1 described as follows): Commencing at the intersection of the Northeast line of Elston Avenue and East line of said Southwest 1/4 and running thence Northwesterly along the said Northeasterly line of Elston Avenue 267 feet; thence Northeasterly on line perpendicular to Northeasterly line of Elston Avenue, 90 feet; thence Northwesterly on a line parallel to the Northeasterly line of Elston Avenue, 20 feet; thence Northeasterly on a line perpendicular to said Northeasterly line of Elston Avenue, 206.68 feet more or less to the East line of said Southwest 1/4; thence south along said East line of Southwest 1/4, 12.78 feet more or less to the place of beginning and also except that part thereof lying Easterly of the West line of North Bobey Street, in Cook County, Illinois.

**PARCEL 2:**

That part of Lot 1 in Assessor's Subdivision of the Southwest 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Northeasterly line of Elston Avenue and the East line of said Southwest 1/4 and running thence Northwesterly along said Northeasterly line of Elston Avenue, 237 feet; thence Northeasterly on a line perpendicular to said Northeasterly line of Elston Avenue to the East line of said Southwest 1/4, being the place of beginning of the premises hereby described; thence Southwesterly along said last described perpendicular line to said Northeasterly line of Elston Avenue; thence Northwesterly along said Northeasterly line of Elston Avenue, 30 feet; thence Northeasterly on a line perpendicular to the Northeasterly line of Elston Avenue, 90 feet; thence Northwesterly on a line parallel to the Northeasterly line of Elston Avenue, 20 feet; thence Northeasterly on a line perpendicular to said Northeasterly line of Elston Avenue, 206.68 feet more or less to the East line of said Southwest 1/4; thence South along said East line of the Southwest 1/4 to the point of beginning (except that part lying Easterly of the West line of North Damen Avenue, as described by Deed to the City of Chicago, recorded as Document No. 9619091) in Cook County, Illinois.

**PARCEL 3:**

That part of Lot 1 in the Assessor's Subdivision of the Southwest 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Northeasterly line of Elston Avenue and the East line of said Southwest 1/4 and running thence Northwesterly along said Northeasterly line of Elston Avenue, 237 feet; thence Northeasterly in line perpendicular to said Northeasterly line of Elston Avenue, to the East line of said Southwest 1/4; thence South along said East line of the Southwest 1/4 to the place of beginning

(excepting therefrom that part lying East of a line drawn through a point in a line 74 feet West of and parallel with the East line of said Southwest 1/4 of Section 30, 800 feet North of the South line of said Section 30 and through a point in the Northeasterly line of Elston Avenue, 33 feet West of and measured at right angles thereto, the East line of said Southwest 1/4

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of Section 30 and lying South of North Branch of the Chicago River, also except that part of Lot 1 described as follows: Commencing at a point in the Northeasterly line of Elston Avenue 33 feet West of and measured at right angles thereto, the East line of said Southwest 1/4 of Section 30; thence Northerly along a line drawn through a point in line 74 feet West of and parallel with the East line of said Southwest 1/4 of Section 30, 800 feet North of South line of said Section 30, to a point in the Northeasterly line of Elston Avenue 33 feet West of and measured at right angles thereto, the East line of said Southwest 1/4 of Section 30, 30 feet; thence Southwesterly to a point in the Northeasterly line of Elston Avenue, 30 feet Northwesterly from the place of beginning; thence Southeasterly along the Northeasterly line of Elston Avenue to the place of beginning, all in Cook County, Illinois.

which, with the property hereinafter described, is referred to herein as the "premises",

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto, belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto which are pledged primarily and on a parity with said real estate and not secondarily), and all shades, awnings, venetian blinds, screens, screen doors, storm doors and windows, stoves and ranges, curtain fixtures, partitions, attached floor covering, now or hereafter therein or thereon and all fixtures, apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, sprinkler protection, waste removal, refrigeration (whether single units or centrally controlled), and ventilating, including (without restricting the foregoing) all fixtures, apparatus, equipment and articles, other than such as constitute trade fixtures used in the operation of any business conducted upon the premises as distinguished from fixtures which relate to the use, occupancy and enjoyment of the premises, it being understood that the enumeration of any specific articles of property shall in no wise exclude or be held to exclude any items of property not specifically mentioned. All of the land, estate and property hereinabove described, real, personal and mixed, whether affixed or annexed or not (except where otherwise hereinabove specified) and all rights hereby conveyed and mortgaged are intended so to be as a unit and are hereby understood, agreed and declared to form a part and parcel of the real estate and to be appropriated to the use of the real estate, and shall for the purposes of this mortgage be deemed to be real estate and conveyed and mortgaged hereby.