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Doc#: 1613122085 Fee: \$33.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/10/2016 01:31 PM Pg: 1 of 5

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR A LIEN

IN THE OFFICE OF THE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

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The undersigned lien claimant, WAUKEGAN STEEL, LLC ("Claimant"), a corporation located at 1201 Belvidere Street, Waukegan, Illinois 60085, hereby files its Subcontractor's Claim for Mechanic's Lien against: METROPOLITAN PIER AND EXPOSITION AUTHORITY with its principal office at 301 East Cermak Road, Chicago, Illinois 60616 ("Owner"), NAVY PIER, INC., with its principal office at 600 East Grand Avenue, Chicago, Illinois 60611 ("Tenant"), MADISON EVANS JV LLC, with its principal office at 15657 South 70th Court, Orland Park, Illinois 60462 ("Contractor"), and all other persons or entities having or claiming an interest in the below described leasehold interest in real estate property, and states:

1. That prior to May 26, 2011, Owner owned the following described real estate in the County of Cook, State of Illinois:

See Legal Description attached hereto as **Exhibit A**.

which is commonly known as Navy Pier, 600 East Grand Avenue, Chicago, Illinois 60611, which has the following permanent index numbers of 17-10-217-002-8001 and 17-10-217-002-8002, and which is hereinafter together with all improvements referred to as the "Premises."

2. On or before May 26, 2011, Owner granted Tenant a leasehold interest in the entirety of the Premises commencing July 1, 2011 ("Leasehold Interest"), which was recorded in the Cook County Recorder of Deeds on May 26, 2011 as Document #1114610030, entitled Memorandum of Lease. Tenant is authorized by virtue of the Leasehold Interest, and is otherwise authorized by Owner, to enter into contracts for the construction of improvements of the Premises.

3. On a date unknown to Claimant, but believed to be prior to September 30, 2013, Tenant or someone else knowingly permitted by Tenant, entered into a contract with Contractor ("General Contract"), wherein Contractor was to provide labor, materials and equipment for the construction of improvements in the renovation of certain areas of the Premises, including without limitation, labor materials and equipment to erect structural steel, decking and studs. This General Contract was entered into with the consent and knowledge of the Owner.

CCRD REVIEWER

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4. In turn, after the General Contract was formed, and on or around the September 30, 2013, Contractor contracted with the Claimant to provide labor, materials and equipment to fabricate and erect structural steel, railings, and miscellaneous iron work, along with related services, for the construction of improvements in the renovation of certain areas of the Premises ("Subcontract").

5. Pursuant to Claimant's Subcontract with the Contractor, Claimant was to be paid a lump sum of Six Million Dollars and No Cents (\$6,000,000.00) for the performance of its scope of work.

6. Tenant and Contractor knowingly directed the Claimant to perform changes to its scope of work for the construction of improvements to the Premises amounting to a net reduction of Three Hundred Twenty-Five Thousand, One Hundred Twenty-Nine Dollars and Twenty-Two Cents (\$325,129.22) to the lump sum of the Subcontract.

7. Claimant has completed its entire scope of work, including the extra or additional work, in the aggregate amount of Five Million, Six Hundred Seventy-Four Thousand, Eight Hundred Seventy Dollars and Seventy-Eight Cents (\$5,674,870.78).

8. Claimant completed its scope of work, including the extra or additional work, on January 29, 2016.

9. On information and belief, the labor, materials, supplies, equipment and services furnished by Claimant in the improvement of the Premises were performed with the knowledge and consent of the Owner, Tenant, and Contractor.

10. Claimant has received payment in the amount of Four Million, Nine Hundred Ten Thousand, Nine Hundred Fifty-Six Dollars and Twenty-One Cents (\$4,910,956.21), to which Tenant and Contractor are entitled to a credit.

11. After accounting for all credits, there is remaining due, owing and unpaid to Claimant the total sum of Seven Hundred Sixty-Three Thousand, Nine Hundred Fourteen Dollars and Fifty-Seven Cents \$763,914.57.

Contract Amount:	\$ 6,000,000.00
(-) Change Orders:	\$ (325,129.22)
(-) Payments Received to Date:	\$ 4,910,956.21
Total Amount Due and Owing:	\$ 763,914.57

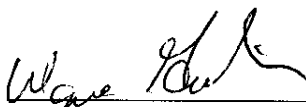
12. Claimant claims a lien on and against the Leasehold Interest of the above described Premises, and to monies or other considerations due or to become due from Tenant to Contractor under the Contract, in the amount of **Seven Hundred Sixty-Three Thousand, Nine Hundred Fourteen Dollars and Fifty-Seven Cents \$763,914.57** in addition to statutory accruing interest and reasonable attorneys' fees.

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13. Notice has been duly given as required by the Illinois Mechanics Lien Act, 770 ILCS 60/24. On information and belief, notice has also been given to the Tenant and others pursuant to 770 ILCS 60/5.

IN WITNESS WHEREOF, the undersigned has signed this instrument on 5-4-16, 2016.

WAUKEGAN STEEL, LLC

By: 
Wayne Griesbaum
President of Waukegan Steel, LLC

This document prepared by:
Ty D. Laurie
Thomas A. Reuland
Laurie & Brennan, LLP
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Chicago, IL 60606

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STATE OF ILLINOIS)
) ss.
COUNTY of LAKE)

VERIFICATION

The affiant, Wayne Griesbaum, being first duly sworn, deposes and states that he is the President of WAUKEGAN STEEL, LLC, the above-mentioned Claimant; that he is duly authorized to execute this Subcontractor's Claim for Mechanic's Lien on behalf of Claimant; that he has read the foregoing Subcontractor's Claim for Mechanic's Lien and knows the contents thereof; and that to the best of his knowledge, information, and belief all the statements contained therein are true.

By: Wayne Griesbaum
Wayne Griesbaum
President of Waukegan Steel, LLC

Subscribed and sworn to before me this 5th
day of May, 2016

Nadia Landa
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF NAVY PIER

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN THE CHICAGO DOCK AND CANAL CO'S PESTIGO DOCK ADDITION IN SAID SECTION 10; THENCE "DUE EAST" ON THE EXTENSION EAST OF THE NORTH LINE OF SAID LOT, 460.40 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 08 MINUTES 20 SECONDS WEST ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT, 289.23 FEET; THENCE DUE WEST 2.60 FEET; THENCE SOUTH 0 DEGREES 08 MINUTES 20 SECONDS WEST, 37.00 FEET; THENCE DUE EAST, 44.00 FEET; THENCE SOUTH 0 DEGREES 08 MINUTES 20 SECONDS WEST, 63.00 FEET TO THE SOUTH FACE OF A CONCRETE BULKHEAD; THENCE SOUTH 89 DEGREES 57 MINUTES 35 SECONDS EAST ON SAID SOUTH FACE, 2,332.66 FEET TO A POINT ON THE EXTENSION SOUTH OF THE WEST FACE OF THE BRICK TERMINAL BUILDING IN NAVY PIER; THENCE NORTH 0 DEGREES 06 MINUTES EAST ON SAID LINE EXTENDED SOUTH AND ALSO ALONG SAID WEST FACE AND ALSO ON THE EXTENSION NORTH THEREOF, 390.12 FEET TO THE NORTH FACE OF A CONCRETE BULKHEAD; THENCE NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST ALONG SAID NORTH FACE, 2,373.80 FEET TO THE PLACE OF BEGINNING; AND ALSO AS TO THAT PART OF THE LAND FALLING WITHIN A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 IN THE CHICAGO DOCK AND CANAL CO'S PESTIGO DOCK ADDITION IN SAID SECTION 10; THENCE "DUE EAST" ON THE EXTENSION EAST OF THE NORTH LINE OF SAID LOT, 2,834.20 FEET; THENCE "DUE SOUTH" 0.95 FEET TO THE POINT OF INTERSECTION OF THE NORTH FACE OF A CONCRETE BULKHEAD AND THE EXTENSION NORTH OF THE WEST FACE OF THE BRICK TERMINAL BUILDING IN NAVY PIER, SAID POINT BEING THE PLACE OF BEGINNING OF THIS TRACT OF LAND; THENCE S 89 DEGREES 52 MINUTES 30 SECONDS EAST ON SAID NORTH FACE OF THE CONCRETE BULKHEAD, 666.70 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING 2.40 FEET SOUTH OF SAID EXTENSION EAST OF THE NORTH LINE OF SAID LOT 7; THENCE SOUTH 0 DEGREES 06 MINUTES WEST ON THE EAST FACE OF SAID BULKHEAD, 294.0 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 56 MINUTES WEST ON THE SOUTH FACE OF SAID BULKHEAD, 666.70 FEET TO A POINT IN THE AFORESAID WEST FACE OF THE BRICK TERMINAL BUILDING EXTENDED SOUTH; THENCE NORTH 0 DEGREES 06 MINUTES EAST ON SAID LINE EXTENDED SOUTH AND ALONG SAID WEST FACE OF BUILDING AND ALONG ITS EXTENSION NORTH, 294.68 FEET TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION #: 17-10-217-002-8001 & 17-10-217-002-8002

ADDRESS: 600 EAST GRAND AVENUE, CHICAGO, ILLINOIS 60611