

# UNOFFICIAL COPY

Doc#: 1613356026 Fee: \$43.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/12/2016 09:28 AM Pg: 1 of 5

## NOTICE AND CLAIM FOR MECHANICS' LIEN

STATE OF ILLINOIS )  
)  
COUNTY OF COOK )  
IN THE OFFICE OF )  
THE RECORDER OF DEEDS )  
OF COOK COUNTY )  
)  
NORMAN MECHANICAL, INC. )  
Claimant, )  
)  
v )  
)  
W.E. O'NEIL CONSTRUCTION )  
COMPANY, 11 SOUTH LASALLE )  
PARTNERS LLC, )  
MASSACHUSETTS MUTUAL )  
LIFE INSURANCE COMPANY )  
Unknown Owners and )  
Non-Record Lien Claimants. )  
)  
Defendants. )

**"NOTICE TO OWNER":**  
**Do not pay the Contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman.**  
**For recording purposes only**

## NOTICE & CLAIM FOR LIEN IN AMOUNT OF \$85,458.00

The claimant, NORMAN MECHANICAL, INC., doing business at 3850 Industrial Avenue, Rolling Meadows, IL 60008, being a plumbing and sewer subcontractor for the construction project on the real estate described below, hereby files a Notice and Claim for Lien against W.E. O'Neil Construction Company, being the General Contractor for said construction project doing business at 1245 W. Washington Blvd., Chicago, Illinois 60607, 11 South LaSalle Partners LLC, (hereinafter "Owner"), located at c/o The Prime Group, Inc., 120 N. LaSalle Street, 32<sup>nd</sup> Floor, Chicago, IL

Return to:  
EMALFARB, SWAN & BAIN  
440 Central Ave.  
Highland Park, IL 60035  
847 432-6900

PIN# 17-16-204-001-0000  
17-16-204-003-0000

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60602, Massachusetts Mutual Life Insurance Company, being a Lender, located at c/o Cornerstone Real Estate Advisors, One Financial Place, Hartford, Connecticut 06103 and said Owner is the Owner for the construction project being constructed on the real estate commonly known as The Roanoke, 11 S. LaSalle Street Chicago, Illinois, or alternatively 135 W. Madison Street, Chicago, Illinois 60602.

That, on or about November 16, 2015, said Owner was the Owner of record of the following described land in the County of Cook, State of Illinois, to wit:

**(See Attached Exhibit "A")**

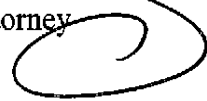
and W.E. O'Neil Construction Company was authorized and knowingly permitted by the Owner to construct the improvement thereof.

That on or about November 16, 2015, said W.E. O'Neil Construction Company, made a written contract with Claimant, NORMAN MECHANICAL, INC., who provided thereunder plumbing, storm and sanitary sewer related labor and materials for and in said improvement. Norman Mechanical Inc., last performed construction work under its contract on February 23, 2016.

That said W.E. O'Neil Construction Company is entitled to \$0 in credits on account, leaving due, unpaid and owing to the Claimant, the sum of \$85,458.00 for which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), and costs and reasonable attorneys fees (as provided for by 770 ILCS 60/17), the Claimant claims a lien on said land and improvements, and on the monies or other considerations due or to become due from the Owner under said contract between said General Contractor and Owner.

NORMAN MECHANICAL, INC.

By: 

Its Attorney 

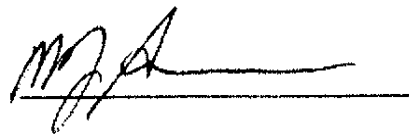
Peter G. Swan  
EMALFARB, SWAN & BAIN  
440 Central Ave.  
Highland Park, Illinois 60035  
(847) 432-6900

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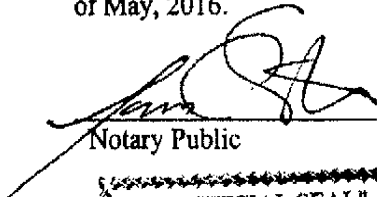
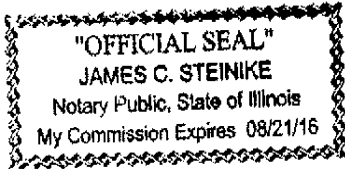
STATE OF ILLINOIS     )  
  )SS.  
COUNTY OF COOK        )

### VERIFICATION

The Affiant, Michael Samson, being first duly sworn on oath, deposes and says that he is president and authorized agent of the Claimant; that he has read the foregoing Notice and Claim for Lien, knows the contents thereof, and states that all the statements therein contained are true, to the best of his information and belief.



Subscribed and Sworn to before me this 9<sup>th</sup> day  
of May, 2016.

  
Notary Public

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## PROOF OF SERVICE BY MAIL

I, Peter Swan, on oath, state that on this 6<sup>th</sup> day of May, 2016, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

W.E. O'Neil Construction Company  
1245 W. Washington Blvd.,  
Chicago, Illinois 60607

Certificate # 91 7108 2133 3933 4505 8199


11 South LaSalle Partners LLC  
c/o The Prime Group, Inc.,  
120 N. LaSalle Street, 32<sup>nd</sup> Floor  
Chicago, IL 60602

Certificate #91 7108 2133 3933 4505 8205

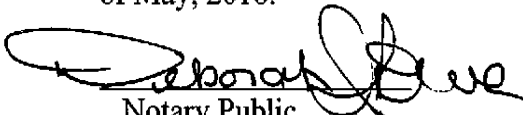
Massachusetts Mutual Life Insurance Company  
c/o Cornerstone Real Estate Advisors,  
One Financial Place,  
Hartford, Connecticut 06103

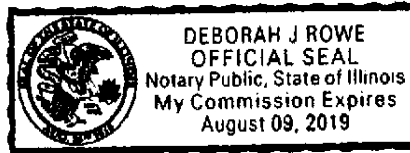
Certificate # 91 7108 2133 3933 4505 8212

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.

  
\_\_\_\_\_

Subscribed and Sworn to before me this 6<sup>th</sup> day  
of May, 2016.

  
Notary Public



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## EXHIBIT A LEGAL DESCRIPTION

**Property Address:** 11 S. LaSalle Street, Chicago, Illinois 60603

**Tax Identification No.:** 17-16-204-001-0000  
17-16-201-003-0000

**Owner of Record:**

11 SOUTH LASALLE HOTEL PARTNERS, LLC, a limited liability company created and existing under the laws of the State of Delaware and duly authorized to transact business in the State of Illinois.

**Legal Description:**

**PARCEL 1:**

THE NORTH 90 FEET OF LOT 1 AND THAT PART OF THE NORTH 90 FEET OF LOT 2 IN SUBDIVISION (BY CHICAGO HYDRAULIC COMPANY) OF LOTS 1 AND 2 IN BLOCK 118 OF SCHOOL SECTION ADDITION TO CHICAGO, COOK COUNTY, ILLINOIS, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES EAST OF A LINE EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID LOT 2 WHICH IS 15.24 FEET WEST FROM THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF SAID LOT 2 WHICH IS 14.90 FEET WEST FROM THE SOUTHEAST CORNER THEREOF.

**PARCEL 2:**

ALSO LOT 3 AND THAT PART OF LOT 2 IN SUBDIVISION (BY CHICAGO HYDRAULIC COMPANY) OF LOTS 1 AND 2 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO, COOK COUNTY, ILLINOIS, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES WEST OF A LINE EXTENDING SOUTH FROM A POINT ON THE NORTH LINE OF SAID LOT 2 WHICH IS 15.24 FEET WEST FROM THE NORTHEAST CORNER THEREOF TO A POINT SOUTHEAST CORNER THEREOF, EXCEPTING FROM THE AFOREMENTIONED PART OF LOT 2 THAT PORTION OF SAID PART LYING SOUTH OF THE NORTH 90 FEET OF 15 FEET OF LOT 2.

**PARCEL 3:**

TOGETHER WITH LOT 1 (EXCEPT THE SOUTH 2 FEET THEREOF) IN MAJOR'S SUBDIVISION OF SUB-LOTS 4, 5, 6 AND 8 AND THE WEST 15 FEET OF LOT 9 (EXCEPTING THEREFROM THAT PART OF SAID LOTS 6 AND 8 TAKEN FOR LASALLE STREET) IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO, COOK COUNTY, ILLINOIS, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

