

UNOFFICIAL COPY

Prepared by, recording requested by,
and return to:

Name: Michael S. Young
Company: Gregorio & Marco, Ltd.
Address: 2 N. LaSalle Street, Suite 1650
City: Chicago
State: IL Zip: 60602
Phone: (312) 263-2343
Fax: (312) 263-2512



Doc#: 1625129101 Fee: \$35.00
RHSP Fee: \$9.00 RPAF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2016 03:08 PM Pg: 1 of 7

-----Above this Line for Official Use Only-----

SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

STATE OF ILLINOIS)
COUNTY OF COOK)

TO: Recorder of Deeds and Registrar of Titles of Cook County

The undersigned lien claimant, Sheet Metal Workers' International Association, Local Union No. 73, (herein referred to as "Claimant") of 4550 Roosevelt Rd, Hillside, Illinois, 60162, hereby files a claim for a mechanics lien against Power Construction Company, LLC of Chicago, Illinois, (herein after referred to as "Contractor"), East Iowa Decks Support, Inc., of Lockport, Illinois (herein after referred to as Sub-Contractor) and North State Street Air Rights (Chicago) Owner, LLC of Los Angeles, California (herein referred to as "Owner").

That the real property known and described as follows is now owned by:

North State Street Air Rights (Chicago) Owner, LLC
4700 Wilshire Blvd
Los Angeles, CA 90010

Legal Description:

See attached Legal Description Exhibit A.

PINS: 17-09-451-036-0000; 17-09-451-037-0000; 17-09-451-038-0000

Commonly known as:

Block 37 Residential Air Rights Property at 108 N. State St.

City of Chicago, County of Cook, State of Illinois

Hereinafter referred to as "Subject Property"

That by or before July 24, 2014, Owner entered into a contract with Contractor for the construction and/or improvement of the Subject Property. By or before July 24, 2014 Contractor entered into a contract with Sub-Contractor for sheet metal work to be completed on the Subject

UNOFFICIAL COPY

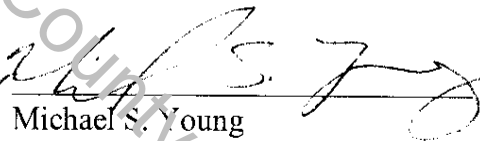
Premise. On or about July 24, 2014, Sub-Contractor entered into a contract with Claimant to install and provide labor for sheet metal work necessary and used for the construction and improvement of the Subject Premise. The total value of the improvements and labor provided by Claimant is **\$160,706.49** which is the fair, usual, and customary, and reasonable value of such improvements and labor. Claimant has furnished such labor to the extent required by contract, all of which were furnished and delivered to and used in and about the improvement of the premises and of the building and other improvements thereon. The last of said labor was furnished on or about **June 3, 2016**.

There is now justly due and owing to the Claimant for the furnishing, delivery, or performance of such labor aforesaid by Claimant the sum of **One Hundred Sixty Thousand Seven Hundred Six Dollars and 49/100 (\$160,706.49)**, which is still due and unpaid.

Claimant hereby claims a lien on the Subject Property and all improvements thereon in the amount of \$160,706.49.

Notice has been duly given to the Owner, and person otherwise interested in the above-described real estate, as to the status of the undersigned Claimant as provided by 770 ILCS 60/24.

By: The Sheet Metal Workers' International Association
Local Union No. 73.



Michael S. Young

Title: One of its attorneys

Property of Cook County Clerk's Office

UNOFFICIAL COPY

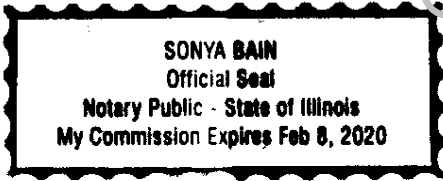
STATE OF ILLINOIS

COUNTY OF COOK

The affiant, Michael S. Young, being first duly sworn, on oath deposes and says that he is the attorney for the Claimant; that he has read the foregoing Notice and Claim for Mechanic's Lien and knows the contents thereof; and that all the statements therein contained are true and correct to the best of his knowledge, information and belief.

Michael S. Young
Michael S. Young

The foregoing instrument was acknowledged before me this 7 day of September, 2016 by Michael S. Young on behalf of Sheet Metal Workers' International Association Local Union No. 73, an Illinois unincorporated labor union.



Sonya Bain
Notary Public

Printed Name: Sonya Bain

My Commission Expires:

2-8-2020

(770 ILCS 60/35)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

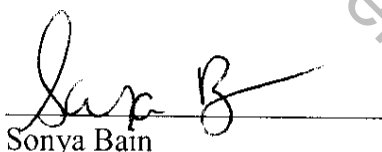
Proof of Service

I, Sonya Bain, a non-attorney, duly sworn, on oath states that a copy of the attached Claim for Mechanic's Lien was served by placing the same in an envelope, properly addressed, by mailing by US mail certified, return receipt, requested, and depositing it in the mail on September 1, 2016 to the following parties:

North State Street Air Rights (Chicago) Owner, LLC
c/o Paracorp, Inc.
Registered Agent
901 S. 2nd St., Suite 201
Springfield, IL 62704

Power Construction Company, LLC
c/o Mr. William Rudnick
Registered Agent
203 N. LaSalle St., Suite 1800
Chicago, IL 60601

East Iowa Decks Support, Inc.
c/o LP Agent, LLC.
Registered Agent
2 N. LaSalle St., Suite 1300
Chicago, IL 60602


Sonya Bain

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION**

PARCEL 1: (PART BETWEEN +92.50 C.C.D. TO +689.50 C.C.D.)

THAT PART OF VACATED WEST RANDOLPH STREET TOGETHER WITH THAT PART OF VACATED NORTH STATE STREET TOGETHER WITH THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOTS, STREETS AND ALLEYS WITHIN BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 FEET CHICAGO CITY DATUM AND ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +92.50 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE NORTH 00°01'10" EAST, ALONG THE WESTERLY LINE OF THAT PART OF VACATED WEST RANDOLPH STREET, AFORESAID, 5.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89°08'58" EAST, ALONG THE NORTHERLY LINE OF THAT PART OF VACATED WEST RANDOLPH STREET, AFORESAID, 329.63 FEET TO THE EASTERLY LINE OF THAT PART OF VACATED NORTH STATE STREET, AFORESAID; THENCE SOUTH 00°00'00" WEST, ALONG THE EASTERLY LINE OF THAT PART OF VACATED NORTH STATE STREET, AFORESAID, 89.12 FEET; THENCE NORTH 90°00'00" WEST, 229.85 FEET; THENCE SOUTH 12°36'25" WEST, 46.74 FEET; THENCE SOUTH 15°39'45" WEST, 41.34 FEET; THENCE NORTH 90°00'00" WEST, 78.44 FEET TO THE WEST LINE OF BLOCK 37, AFORESAID; THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE OF BLOCK 37, AFORESAID 174.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (PART ABOVE +689.50 C.C.D.)

THAT PART OF A TRACT OF LAND CONSISTING OF ALL LOTS, STREETS AND ALLEYS WITHIN BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST OF THE WEST LINE

UNOFFICIAL COPY

OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845. ALL TAKEN AS A TRACT, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +689.50 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF BLOCK 37, AFORESAID; THENCE SOUTH 89°08'58" EAST, ALONG THE NORTH LINE OF SAID BLOCK 37 AND THE EASTERLY EXTENSION THEREOF, 324.63 FEET TO THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, AFORESAID; THENCE SOUTH 00°00'00" WEST ALONG SAID WEST LINE, 84.19 FEET; THENCE NORTH 90°00'00" WEST, 224.85 FEET; THENCE SOUTH 12°35'25" WEST, 46.74 FEET; THENCE SOUTH 15°39'45" WEST, 41.34 FEET; THENCE NORTH 90°00'00" WEST, 78.44 FEET TO THE WEST LINE OF BLOCK 37, AFORESAID; THENCE NORTH 00°01'10" EAST, ALONG THE WEST LINE OF BLOCK 37, AFORESAID 174.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2 AS CREATED BY DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, DATED NOVEMBER 10, 2005 AND RECORDED NOVEMBER 14, 2005 AS DOCUMENT NUMBER 0531834084, MADE BY CHICAGO TRANSIT AUTHORITY, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS, 108 NORTH STATE STREET II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, BLOCK 37, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND BLOCK 37 OFFICE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; FOR THE FOLLOWING PURPOSES:

(A) INGRESS, EGRESS AND ACCESS TO AND FROM THE BLOCK 37 PARCEL OVER, UNDER, ACROSS AND THROUGH THE PORTION OF THE DEVELOPMENT SITE FOR THE PURPOSE OF DEVELOPMENT AND CONSTRUCTION OF THE DEVELOPMENT PROJECT AND THE CTA PROJECT, INCLUDING, WITHOUT LIMITATION, CONSTRUCTION AND COMPLETION BY 108 NORTH STATE STREET II, L.L.C. OF THE MILLS PORTION OF THE CTA PROJECT PURSUANT TO THE DEVELOPMENT AGREEMENT (SUCH EASEMENT TO INCLUDE, WITHOUT LIMITATION, NECESSARY EXCAVATION, TUNNELING, CONSTRUCTION, MATERIAL STORAGE AND ALL OTHER RELATED CONSTRUCTION ACTIVITY BY CONTRACTORS, SUBCONTRACTORS, REPRESENTATIVES, SURVEYORS, CONSULTANTS, EMPLOYEES AND AGENTS FROM TIME TO TIME OF BLOCK 37, L.L.C., 108 NORTH STATE STREET II, L.L.C., BLOCK 37 OFFICE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TRANSIT AUTHORITY, AS THE CASE MAY

UNOFFICIAL COPY

BF) (DEFINED THEREIN AS THE "CONSTRUCTION ACCESS EASEMENTS"); (B) SUPPORT IN AND TO ALL STRUCTURAL MEMBERS, SLABS, CAISSONS, BEAMS, FOUNDATIONS, COLUMNS AND OTHER FACILITIES LOCATED WITHIN THE DEVELOPMENT PROJECT (DEFINED THEREIN AS THE "SUPPORT EASEMENTS"); (C) INSTALLATION, USE AND MAINTENANCE OF UTILITY LINES AND FACILITIES, INCLUDING THE RIGHT TO INSTALL, LAY, MAINTAIN, REPAIR, REPLACE LINES, WIRES, CONDUITS AND EQUIPMENT FOR UTILITY SERVICE REQUIRED FOR THE DEVELOPMENT PROJECT (DEFINED THEREIN AS THE "UTILITY EASEMENTS"); (D) CONSTRUCTION, USE AND MAINTENANCE OF COMMON WALLS, FLOORS, CEILINGS AND ENCLOSURES ALONG ANY COMMON PROPERTY LINES AND BOUNDARIES, INCLUDING THE RIGHT TO MAINTAIN UNINTENTIONAL ENCROACHMENTS RESULTING FROM CONSTRUCTION OF THE DEVELOPMENT PROJECT (DEFINED THEREIN AS THE "COMMON EASEMENTS"); (E) SUCH EASEMENTS AS SHALL BE REASONABLY NECESSARY FOR THE CONSTRUCTION, REPAIR, REPLACEMENT, MAINTENANCE AND OPERATION OF THE DEVELOPMENT PROJECT (DEFINED THEREIN AS "MISCELLANEOUS EASEMENT"); AND (F) INGRESS, EGRESS AND ACCESS OVER, ACROSS AND THROUGH THE CTA PARCEL AND THE EXISTING CTA FACILITIES AS SHALL BE REQUIRED TO ENABLE 108 NORTH STATE STREET II, L.L.C. TO EXERCISE THE "MILLS SELF-HELP RIGHT" AS PROVIDED IN THE DEVELOPMENT AGREEMENT (DEFINED THEREIN AS THE "MILLS SELF-HELP RIGHT EASEMENT").

Address: 108 North State Street, Chicago, Illinois 60602

PINs: 17-09-451-036-0000; 17-09-451-037-0000; 17-09-451-038-0000