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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2016 02:56 PM PG: 1 OF 4

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 C O O K)

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 The Anti-Cruelty Society, an Illinois not-for-profit corporation ("Owner"), and against the interest of any person claiming an interest in the Real Estate including Improvements (as hereinafter described), by, through or under Owner;

Leopardo states:

1. Since prior to April 25, 2016, Owner has been record owner of an interest(s) in fee simple, and, possibly other interests, in the Real Estate commonly known as 157 West Grand Avenue and other street addresses, Chicago, Illinois and legally described as follows ("Real Estate"):

PARCEL 1:

LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 7 IN NEWBERRY'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL

PIN Numbers:	17-09-245-001	17-09-245-005	17-09-245-006
	17-09-245-007	17-09-245-008	17-09-245-009
	17-09-245-010		

Addresses: 157 West Grand Avenue and other street addresses, Chicago, Illinois

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MERIDIAN, IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE NORTH/SOUTH 14 FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF LOTS 5 TO 8, BOTH INCLUSIVE, LYING WEST OF THE WEST LINE OF LOT 9, LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 8 TO THE NORTHWEST CORNER OF LOT 9 AND LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 9 ALL IN BLOCK 7 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PART OF PUBLIC ALLEY HEREIN VACATED BEING FURTHER DESCRIBED AS THE NORTH 100 FEET, MORE OR LESS, OF THE NORTH/SOUTH 14 FOOT PUBLIC ALLEY IN THE BLOCK BOUNDED BY WEST GRAND AVENUE, WEST ILLINOIS STREET, NORTH WELLS STREET AND NORTH LASALLE DRIVE, IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS.

The PIN Numbers of the Real Estate are 17-09-245-001; 17-09-245-005; 17-09-245-006; 17-09-245-007; 17-09-245-008; 17-09-245-009; 17-09-245-010.

2. As of April 25, 2016, Leopardo entered into a written contract with Owner under which Leopardo agreed to provide labor, material, superintendence and equipment to perform construction services as construction manager as constructor to construct courtyard renovation improvements ("Improvements") on the Real Estate in exchange for payment of the Cost of the Work plus Fee with an original Guaranteed Maximum Price of Five Hundred Forty Thousand Three Hundred Forty-Four Dollars (\$540,344) subject to increase for additional or changed work, delays or differing site conditions, encountering of hazardous substances or Allowances (the "Contract").

3. The Contract was entered into by Owner and the work was performed by Leopardo with the knowledge and consent of Owner and Owner's agent.

4. At the special instance and request of Owner and Owner's agent, Leopardo furnished extra and additional materials and extra and additional labor for the improvement of the Real Estate in the amount of a net deduct of (\$24,394) for a final adjusted Guaranteed Maximum Price of Five Hundred Fifteen Thousand Nine Hundred Fifty Dollars (\$515,950).

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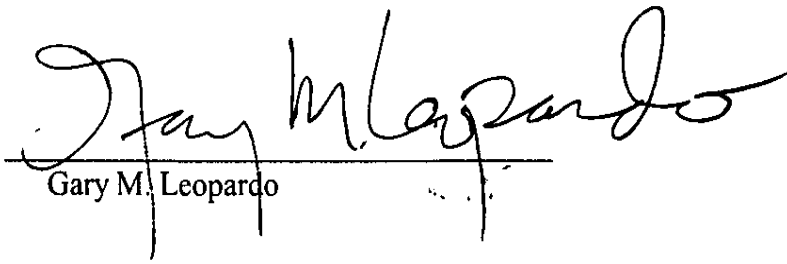
5. Leopardo substantially completed all of Leopardo's Work under the Contract as of June 24, 2016.

6. As of the date hereof, after allowing the above credits, there is presently due, unpaid and owing to Leopardo, the principal sum of Five Hundred Fifteen Thousand Nine Hundred Fifty Dollars (\$515,950) ("Principal Amount Owing") for which, with interest, Leopardo claims a mechanics lien against the Real Estate.

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

Dated: October 20, 2016

LEOPARDO COMPANIES, INC.

By: 
Gary M. Leopardo

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

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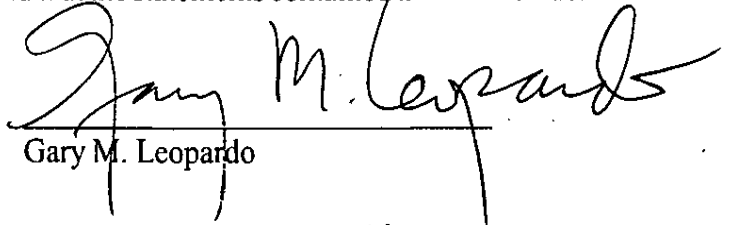
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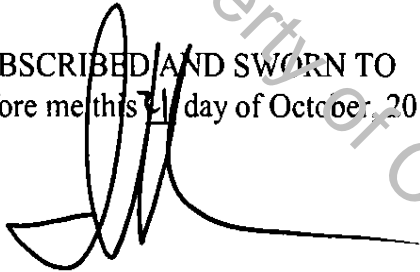
AFFIDAVIT

I, Gary M. Leopardo, being first duly sworn on oath, depose and state that I am Vice President 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 the contents thereof, and that the statements contained therein are true.



Gary M. Leopardo

SUBSCRIBED AND SWORN TO
before me this 21 day of October, 2016.



Notary Public



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