

# UNOFFICIAL COPY

## IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION, MECHANICS LIEN SECTION

IN THE MATTER OF: )  
)  
INSTALLATION SPECIALISTS, INC.'S ) Case No.: 16 CH 13333  
SUBCONTRACTOR'S CLAIM FOR )  
MECHANICS LIEN RECORDED AS )  
DOCUMENT NO. 1621149001 )

### ORDER

This matter coming before the Court on Petitioner Ragnar Benson LLC's Motion For Entry Of Amended And Verified Petition To Substitute Surety Bond For The Property Subject To Installation Specialist, Inc.'s Subcontractor's Claim For Mechanics Lien Recorded As Document No. 1621149001, due notice having been given, and the Court being fully advised:

#### IT IS HEREBY ORDERED THAT:

1. Ragnar Benson LLC's Motion For Entry Of Amended And Verified Petition To Substitute Surety Bond For The Property Subject To Installation Specialist, Inc.'s Subcontractor's Claim For Mechanics Lien Recorded As Document No. 1621149001 is granted.
2. Travelers Casualty and Surety Company of America's Performance Bond, Bond No. 106393604, is hereby substituted for the property subject to Installation Specialist, Inc.'s subcontractor's claim for mechanics lien recorded as document No. 1621149001.
3. Installation Specialist, Inc.'s right to recover on Travelers Casualty and Surety Company of America's Performance Bond, Bond No. 106393604, is therefore substituted for Installation Specialist, Inc.'s causes of action that can be asserted by under Section 9, 27, or 28 of the Mechanics Lien Act.
4. *A copy of this order shall be mailed to all entities named in petition.*

Date:

Enter

Judge Franklin Ulyses Valderrama

**FRANCO & MORONEY, LLC**  
500 West Madison Street  
Suite 2440  
Chicago, IL 60661  
312-469-1000  
312-469-1011 fax  
No. 48347



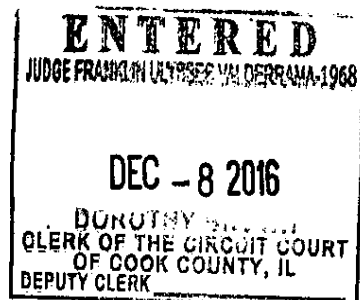
Doc# 1634344050 Fee \$50.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/08/2016 03:59 PM PG: 1 OF 7



CCRD REVIEW

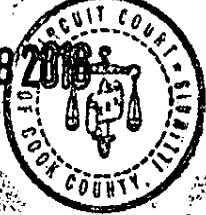
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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Date **DOROTHY BROWN DEC 08 2018**

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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## EXHIBIT A

### SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

Permanent Index Nos.: 17-10-200-045-0000; 17-10-200-050-0000, Vol. 501

THOSE PARTS OF LOTS 1 AND 2 LYING EAST OF FAIRBANKS COURT (EXCEPT THE EAST 50 FEET OF THE WEST 965 FEET FOR STREET) IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED ACCRETIONS LYING EAST OF AND ADJOINING THE SUBDIVIDED PARTS OF BLOCKS 43, 44 AND 54 INCLUDING LOT 19 IN THE SOUTH PART OF SAID BLOCK 54 AND LOT 8 IN THE NORTH PART OF SAID BLOCK 44 AND ACCRETIONS TO SUPERIOR STREET AND HURON STREET AND TO ALLEYS IN BLOCKS 43 AND 44 ALL IN KINZIE'S ADDITION TO CHICAGO IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

of Cook County Clerk's Office

**UNOFFICIAL COPY****PERFORMANCE  
BOND**

(Miscellaneous, not Construction)

**TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**  
Hartford, Connecticut 06183**Bond No. 106393604**

KNOW ALL MEN BY THESE PRESENTS, That we Ragnar Benson, LLC, as Principal, (hereinafter called "Principal"), and Travelers Casualty and Surety Company of America, a Connecticut corporation, as Surety, (hereinafter called "Surety"), are held and firmly bound unto Northwestern University, as Obligee, in the full and just sum of Two Hundred Twenty One Thousand Seven Hundred Forty Four and 69/100 U.S. Dollars (\$221,744.69) to be paid to the said Obligee or its successors or assigns for which payment, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS the Principal has entered, or is about to enter, into a written Agreement with the Obligee for Indemnity to Protect Against Defects in Title in regards to Mechanic Lien Claim Recorded July 29, 2016 as Document No. 1621149001, filed by Installation Specialists, Inc. as Claimant, against Northwestern University, owner, Olsen Woodwork Co., an Illinois Corporation also doing business as Olsen Woodwork Company, as contractor, Ragnar Benson, LLC, as Contractor for Olsen Woodwork Co., as interested party in the amount \$126,711.25, plus interest to provide labor, materials, equipment, services and other items related to installation services at the property commonly known as 339 E. Chicago Street, 6<sup>th</sup> through 8<sup>th</sup> floors, Chicago, Illinois 60611; P.I.N.s: 17-10-200-045-0000, 17-200-050-0000, Vol. 501, Parcel Exhibit A. (**hereinafter "Mechanics Lien Claim"**) as is more specifically set forth in said Agreement, to which reference is hereby made.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall well and truly perform and carry out the covenants, terms, and conditions of said Agreement, then this obligation to be void; otherwise to remain in full force and effect.

Notwithstanding the foregoing, the obligation of the Principal and Surety under this Bond shall terminate upon the entry of an order in the Circuit Court in which the property covered by the aforesaid Indemnity to Protect Against Defects in Title lies approving a bond in conformity with 770 ILCS 60/38.1, which bond specifically is substituted as security for the **Mechanics Lien Claim(s)**. In the event of more than one **Mechanics Lien Claim**, the **obligation of the Principal** and Surety under this Bond shall terminate only as to the **Mechanics Lien Claim(s)** specifically referred to in any order approving a 770 ILCS 60/38.1 bond.

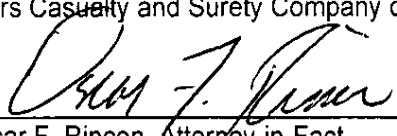
Signed this 15<sup>th</sup> day of September, 2016.

Ragnar Benson, LLC

(Principal)

By:   
Stan Zygowicz, President

Travelers Casualty and Surety Company of America

By:   
Oscar F. Rincon, Attorney-in-Fact

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER  
**UNOFFICIAL COPY**  
POWER OF ATTORNEY



Farmington Casualty Company  
Fidelity and Guaranty Insurance Company  
Fidelity and Guaranty Insurance Underwriters, Inc.  
St. Paul Fire and Marine Insurance Company  
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company  
Travelers Casualty and Surety Company  
Travelers Casualty and Surety Company of America  
United States Fidelity and Guaranty Company

Attorney-In Fact No. 231116

Certificate No. 006895479

**KNOW ALL MEN BY THESE PRESENTS:** That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc. is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Carol F. Tasciotti, Evonne Eroyan, Adele M. Korczak, Grace Villarreal, Gail Schroeder, Gina M. Damato, Thomas A. Pictor, Michael Damewood, Luisa Seymour, Thomas N. Tague, Brenda D. Hockberger, Carlina A. Oswald, Tara S. Petersen, Todd D. Baraniak, Dale F. Poquette, Oscar F. Rincon, Moises Alcantar, James P. Fagan, Stephanie Miller, Grace Fowlkes, Ann Mulder, Launa Reidenbach, Mary D. Thomas, Amber Derkson, Dan Hasson, Dan Orna, Kristan Retusnic, Kathleen Stewart, Mary Jo Campbell, Carrie Smith, Adam Kveton, Jessica Hernandez, Robin Vinci, Jason Cummings, Emily Swatkowski, Renee D. Davis, Tiffany Uribe, Anthony Perez, and Kyle Pollock

of the City of Chicago/Naperville, State of Illinois, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 19th day of July, 2016.

Farmington Casualty Company  
Fidelity and Guaranty Insurance Company  
Fidelity and Guaranty Insurance Underwriters, Inc.  
St. Paul Fire and Marine Insurance Company  
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company  
Travelers Casualty and Surety Company  
Travelers Casualty and Surety Company of America  
United States Fidelity and Guaranty Company



State of Connecticut  
City of Hartford ss.

By: [Signature]  
Robert L. Roney, Senior Vice President

On this the 19th day of July, 2016, before me personally appeared Robert L. Roney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.  
My Commission expires the 30th day of June, 2021.



[Signature]  
Marie C. Tetreault, Notary Public

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

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This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 15th day of September, 2016

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

*Kevin E. Hughes*  
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

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TRAVELERS

Insurance. In-Synch.™

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, Brenda D. Hockberger a Notary Public in and for said County, do hereby

certify that Oscar F. Rincon Attorney -in-Fact, of the:

- THE TRAVELERS INDEMNITY COMPANY
- TRAVELERS CASUALTY & SURETY COMPANY
- TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA
- FARMINGTON CASUALTY COMPANY
- SEABOARD SURETY COMPANY
- UNITED STATES FIDELITY AND GUARANTY COMPANY
- ST. PAUL FIRE AND MARINE INSURANCE COMPANY
- FIDELITY AND GUARANTY INSURANCE COMPANY
- FIDELITY AND GUARANTY INSURANCE UNDERWRITERS, INC.
- ST. PAUL GUARDIAN INSURANCE COMPANY
- ST. PAUL MERCURY INSURANCE COMPANY

Who is personally known to me to be the same person, whose name is subscribed to the foregoing, instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument for and on behalf of:

- THE TRAVELERS INDEMNITY COMPANY
- TRAVELERS CASUALTY & SURETY COMPANY
- TRAVELERS CASUALTY & SURETY COMPANY OF AMERICA
- FARMINGTON CASUALTY COMPANY
- SEABOARD SURETY COMPANY
- UNITED STATES FIDELITY AND GUARANTY COMPANY
- ST. PAUL FIRE AND MARINE INSURANCE COMPANY
- FIDELITY AND GUARANTY INSURANCE COMPANY
- FIDELITY AND GUARANTY INSURANCE UNDERWRITERS, INC.
- ST. PAUL GUARDIAN INSURANCE COMPANY
- ST. PAUL MERCURY INSURANCE COMPANY

For the uses and purposed therein set forth.

Given under my hand and notarial seal at my office in the City of Naperville in said County, this 15th day of September A.D. 2016

Brenda D. Hockberger  
Notary Public

