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Prepared by and
when recorded return to:

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/28/2017 04:01 PM PG: 1 OF 4

STATE OF ILLINOIS

This Space for Recorder's Use

COUNTY OF COOK

NOTICE AND SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

TO: VIA CERTIFIED MAIL
Tower 10 Glades LLC
c/o Alvin Kruse, Registered Agent
131 S. Dearborn, Suite 2400
Chicago, Illinois 60603

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

The Claimant, Metal Maintenance, Inc. ("Claimant"), whose address is 723 N. Ogden Avenue, Chicago, Illinois 60642, hereby records a claim for Mechanics Lien against Tower 10 Glades LLC ("Owner"), Power Construction Company, LLC ("General Contractor"), and all other persons or entities having or claiming an interested in the below described real estate, and in support thereof states as follows:

1. Prior to October 28, 2016, and at all times subsequent, Owners owned the following described real estate in the County of Cook, State of Illinois:

See Legal Description
Attached hereto as **Exhibit A**

Commonly known as 845 North State Street, Chicago, Illinois 60610, which real estate has the following permanent index numbers: 17-03-223-032, and which is hereinafter together with all improvements referred to as the "Premises".

2. On information and belief, in or about October 2016, Owner or someone else

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knowingly permitted by Owner, entered into a contract with General Contractor wherein Claimant was to provide metal refinishing and maintenance to the structure being built on the Premises.

3. Pursuant to Claimant's contract with General Contractor, Claimant was to be paid \$38,400.00 for the performance of its scope of work. Claimant's last work was completed on October 28, 2016.

4. As of the date hereof, there is due, owing and unpaid, after allowing all credits, the amount of \$38,400.00.

5. Claimant claims a lien upon the Real Estate, including all land and improvements thereon, and on the monies or other consideration due or to become due from the Owner or General Contractor under said contract, in the amount of \$38,400.00, pursuant to the Illinois Mechanic's Lien Act, 770 ILCS 60/1 *et seq.*

6. Though due demand has been made therefor, said amount remains due and owing.

7. 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 Owner and others pursuant to 770 ILCS 60/5.

8. To the extent permitted by law, all waivers of lien heretofore given by Claimant in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of any amount less than the full amount herein shall not operate to invalidate this notice and claim for lien upon the Real Estate.

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VERIFICATION

Douglas J. Golan, being first duly sworn, states that he is the President of Metal Maintenance, Inc., an Illinois corporation, that he is authorized to sign this Verification to the foregoing Notice and Claim for Mechanic's Lien, that he has read the same and that the statements made therein are true and correct to the best of his knowledge, information and belief.



SUBSCRIBED and SWORN to
before me on February 28, 2017.



NOTARY PUBLIC



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EXHIBIT A

Lots 4, 5 and 7 in Loyola Resubdivision, being a resubdivision of Lots 2, 3, 4, 5, "A" and Part of Lot 6 in the subdivision of Block 18 in Canal Trustee's Subdivision (ante-fire), together with Lots 1, 2, 3, 4, 9 and parts of the private alleys in Andrew Larson's Subdivision of Lot 1 in the Subdivision of Block 18 aforesaid (ante-fire) and Lots 1, 2, 3 and 4 in the subdivision of Lot 7 of Block 18 in the Canal Trustee's Subdivision aforesaid (ante-fire) of the south fractional $\frac{1}{4}$ of fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, such plat having been approved by the City Council of the City of Chicago on July 24, 2013, recorded in the Recorder's Office of Cook County on August 6, 2013 as document no. 1321816010, and re-recorded in the Recorder's Office of Cook County on August 26, 2013 as document no. 1323839038.

PIN: 17-03-223-032

ADDRESS: 845 N. State Street, Chicago, IL 60610

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