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Doc# 1706619052 Fee \$34.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2017 01:35 PM PG: 1 OF 6

**SUBCONTRACTOR'S
NOTICE AND CLAIM
FOR MECHANICS LIEN:**

**STATE OF ILLINOIS
COUNTY OF COOK**

The undersigned claimant, **OWS ENT, Inc. d/b/a Ornoff's Welding Service, Inc.**, by **Steven J. Ornoff**, Its President, of the City of Wheeling, County of Cook, and State of Illinois (the "Claimant"), hereby claims a Contractor's mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois, 770 ILCS 60/1, *et seq.* against, **1237 North Milwaukee, LLC**, (the "Owner"), **MB Financial Bank, N.A.**, and **Bank of America, N.A.** (hereinafter collectively referred to as "Lenders"), **Foot Locker Retail, Inc.** ("Tenant"), **Sciortino Group, Inc.**, **Galaxy Environmental, Inc.**, and **City of Chicago, Department of Planning and Development** (hereinafter collectively referred to as "Claimants"), **LG Construction, LLC**, **LG Development Group, LLC**, and **LG Construction Group, LLC** (hereinafter collectively referred to as "General Contractor"), and **K & K Iron Works, LLC** ("Debtor"), regarding the real property commonly known as 1237-1253 North Milwaukee Avenue, City of Chicago, County of Cook and State of Illinois, and states as follows: -

That on or about August 25, 2015, the Owner owned, and now owns, the following described real property in the County of Cook (the "Property") to wit:

Common Address: 1237-1253 N. Milwaukee Avenue, Chicago, Cook County, Illinois.

Permanent Real Estate Index Numbers ("P.I.N.s"):

17-06-232-020-0000,
17-06-232-021-0000,
17-06-232-022-0000,
17-06-232-024-0000,
17-06-232-025-0000, and
17-06-232-028-0000

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Legal Description:

PARCEL 1:

LOT 2 (EXCEPT THAT PART TAKEN FOR WIDENING ASHLAND AVENUE) IN F. WEWERKA'S RESUBDIVISION OF LOTS 26 AND 27 IN BLOCK 3 IN BAUWEN AND HOFFMAN'S SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 28 AND 29 (EXCEPT THE PART OF LOT 28, LYING EAST OF A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 6, TAKEN FOR WIDENING OF NORTH ASHLAND AVENUE), IN BLOCK 3 IN BAUWEN AND HOFFMAN'S SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 30 AND 31 IN BLOCK 3 IN BAUWEN AND HOFFMAN'S SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 32 AND 33 IN BLOCK 3 IN BAUWEN AND HOFFMAN'S SUBDIVISION OF THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That on or about August 25, 2015, Claimant was retained by **K & K Iron Works, LLC** pursuant to a written offer to pay to perform labor and provide materials and equipment (the "Services") for the erection and installation of main building structural steel from basement to roof per S1.0 thru S6.0; install bent plate perimeter pour stops with weld studs; install horizontal studs and bent attached to in shop (5'-0" of bent plate is shop bolted as ends of beams); install welded moment connections per drawings; moments for balcony beams approx. 7'-0" long at column lines 1 through 6 (plan west) of column line E to be shop welded to columns; install joist at existing building and upper roof of new building; install galvanized composite metal deck with studs; install

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unitized balconies with studs and decking; drop in place, primed steel pan Stairs 1-3; install CMU clips per 3/S3.1; install hanger rods and clevises for platforms in existing building; clevis and turnbuckles to be shop attached to rods; field weld/bolt new columns over existing columns per details on S4.3; install one roof frame per S109; install bracing per 9/S4.4; install vertical bracing between lines 6.0 and 7.0 per 1/S4.5; install angle bracing as existing building roof per S4.3; install bent plate/anchor assemblies as walls along line A per 10/S4.4; angles to have slotted holes and to be shop attached to beams; field install bolts into slotted holes finger tight; and install one precast basin plate cover, 8/S2.3 for construction work on a commercial redevelopment project at a site commonly known as 1237-1253 N. Milwaukee Avenue, Chicago, Illinois, (the "Contract") in consideration of the offer of **K & K Iron Works, LLC**, which was a subcontractor to the Owner's authorized representative, **LG Construction, LLC**, or alternatively **LG Development Group, LLC**, or alternatively **LG Construction Group, LLC**, to timely pay FIVE HUNDRED FIFTY THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$550,500.00) for the Services provided.

That thereafter during the course of construction, **K & K Iron Works, LLC** requested additional work, which became an additional part of the Services, based upon an error of the concrete contractor who misplace certain foundations, not contemplated at the time of the original Contract, nor due to the fault of the Claimant, or to be performed gratuitously, but rather in consideration of the offer of **K & K Iron Works, LLC** to pay Claimant an additional TWO HUNDRED TWENTY THOUSAND THREE HUNDRED FORTY DOLLARS AND ZERO CENTS (\$220,340.00) which Services were last performed on December 2, 2016 for construction on the Property and for which **K & K Iron Works, LLC** obligated itself to pay a total of SEVEN HUNDRED SEVENTY THOUSAND EIGHT HUNDRED FORTY DOLLARS AND ZERO CENTS (\$770,840.00)

That on December 2, 2016, Claimant performed one hundred percent (100%) of the Services requested under the terms of and in accordance with the specifications of the written Contract and the extras requested. The Services were received and incorporated into the Property, were used to improve the Property, and were necessary to perform Claimant's duties to improve the Property.

After allowing all credits, there remains due and owing to Claimant the amount of ONE HUNDRED NINETY-TWO THOUSAND SEVEN HUNDRED TEN DOLLARS AND ZERO CENTS (\$192,710.00), to be paid by **K & K Iron Works, LLC**, **LG Construction, LLC**, or alternatively **LG Development Group, LLC**, or alternatively **LG Construction Group, LLC**, and the Owner(s), plus interest at the rate specified in the Illinois Mechanics Lien Act and reasonable attorney's fees and court costs, together for which Claimant claims a lien on said Property and all improvements thereon, against the Owner(s) and all persons interested therein for the foregoing amounts, and on the moneys or other considerations due or to become due from the General Contractor(s), Debtor, and Owner under said Contract against said General Contractor(s), Debtor, and Owner.

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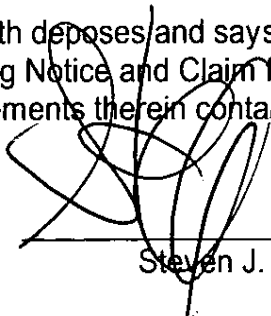
February 27, 2017

OWS ENT., Inc., d/b/a Ornoff's Welding Service, Inc.

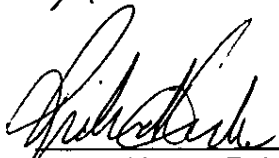
By: 
Steven J. Ornoff, Its President

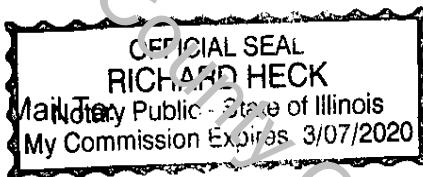
State of Illinois)
County of Cook) SS.

The affiant, being first duly sworn, on oath deposes and says that he is the President for Claimant; that he has read the foregoing Notice and Claim for Lien and knows the contents thereof, and that all of the statements therein contained are true.


Steven J. Ornoff

Subscribed and sworn to me this
17 day of February, 2017


Notary Public



Prepared By and After Recording

Bradley D. Birgé
Birgé & Forte, LLC
79 W. Monroe, Suite 1020
Chicago, Illinois 60603
(312) 327-3373

Clerk's Office

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PROOF OF SERVICE BY MAIL

I, Bradley Daniel Birgé, on February _____, 2017, certify that I served this Claim for Mechanics Lien by mailing a copy by certified mail, return receipt requested, restricted delivery to the below-named individuals or entities at the addresses listed below by depositing same in the U.S. mail, proper postage prepaid, by 5:00 p.m. on February _____, 2017.

Under penalties as provided by law pursuant to 735 ILCS 5/1-109 I, **Bradley Daniel Birgé**, an attorney, certify that the statements set forth in this Proof of Service are true and correct.

LG Construction, LLC
2234 West North Avenue
Chicago, Illinois 60647
Attention: Brian Goldberg

LG Development Group, LLC
330 North Wabash Avenue, 22nd Floor
Chicago, Illinois 60611
Attention: Burkelaw Agents, Inc.

LG Construction Group, LLC.
330 North Wabash Avenue, 22nd Fl.
Chicago, Illinois 60611
Attention: Burkelaw Agents, Inc.

LG Construction + Development, LLC
330 North Wabash Avenue, 22nd Fl.
Chicago, Illinois 60611
Attention: Burkelaw Agents, Inc.

1237 North Milwaukee, LLC
330 North Wabash Avenue, 22nd Fl.
Chicago, Illinois 60611
Attention: Burkelaw Agents, Inc.

MB Financial Bank, N.A.
363 West Ontario Street, Second Fl.
Chicago, Illinois 60654
Attention: President of the Bank

Foot Locker Retail, Inc.
c/o C.T. Corporation System
registered agent
208 South LaSalle Street, Suite 814
Chicago, Illinois 60604
Attention: Any Authorized Agent

Bank of America, N.A.
135 South LaSalle Street
Chicago, Illinois 60604
Attention: President of the Bank

Sciortino Group, Inc.
7864 West Oakleaf Avenue
Elmwood Park, Illinois 60707
Attention: Giuseppe Arato

Galaxy Environmental, Inc.
3565 North Milwaukee Avenue
Chicago, Illinois 60641
Attention: George A. Salinas

LG Construction, LLC
2234 West North Avenue
Chicago, Illinois 60647
Attention: Brian Goldberg

City of Chicago
Department of Planning and Development
121 North LaSalle Street
Chicago, Illinois 60602
Attention: Commissioner

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City of Chicago
121 North LaSalle Street, Room 107
Chicago, Illinois 60602
Attention: Hon. Anna Valencia

K & K Iron Works, LLC
150 South Wacker Drive, Suite 1500
Chicago, Illinois 60606
Attention: Steven M. Prebish

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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