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CLAIM FOR MECHANICS LIEN

THE CLAIMANT, G&L Associates, Inc., with its offices at 2340 Des Plaines River Road, Suite 203, Des Plaines, Illinois 60018, ("Claimant") hereby files its Claim for Mechanics Lien on the Real Estate, hereinafter described, and against the interests of any person or entity claiming an interest in the Real Estate, including: Lake Park Associates, Inc., an Illinois corporation; Blue Atlantic 53rd Street, LLC, a Delaware limited liability company; Citizens Bank of PA; and Citizens Bank, National Association and any person or entity claiming an interest in the Real Estate through any of the foregoing.

	
1708844068	
Doc#	1708844068 Fee \$32.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH	
COOK COUNTY RECORDER OF DEEDS	
DATE:	03/29/2017 03:51 PM PG: 1 OF 4

This Claim affects the Real Estate and all land and improvements thereon (the "Real Estate") located in Cook County, Illinois described as follows:

LEGAL DESCRIPTION:	SEE EXHIBIT A
PERMANENT INDEX NUMBER:	20-11-408-032-0000 20-11-408-033-0000 20-11-408-058-0000
COMMON STREET ADDRESS:	1330 East 53 rd Street Chicago, IL 60615

On January 7, 2016, Claimant entered into a contract with James McHugh Construction Co. (the "Contract") to furnish and install metal wall panels and supply materials in connection therewith for the improvement of the Real Estate. The Contract was entered into with James McHugh Construction Co. who was at that time the owner of the Real Estate, the agent of the owner, or one whom the owner had authorized or knowingly permitted to enter into the Contract. Alternatively, the Contract was entered into with James McHugh Construction Co. who was at that time the tenant of the Real Estate, the agent of the tenant, or one whom the tenant had authorized or knowingly permitted to enter into the Contract in accordance with a Ground Lease recorded via a Memorandum of Ground Lease as document no. 1512819171. All work under the Contract was performed by the Claimant with the knowledge, consent and permission of the owner of the Real Estate, or, alternatively, the tenant of the Real Estate in accordance with a Ground Lease recorded via a Memorandum of Ground Lease as document no. 1512819171; and all of said work became a permanent and valuable improvement on the Real Estate.

On December 1, 2016, Claimant performed its last work at the Real Estate under the Contract.

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As of the date hereof, there is due, unpaid and owing to Claimant under the Contract the sum of \$1,075,050.00, which sum bears interest at the statutory rate.

CLAIMANT CLAIMS A LIEN on the Real Estate, including all land and improvements thereon, for the amounts stated above, plus interest, costs and attorneys' fees.

G&L Associates, Inc.

BY: _____

Steven J. Gouris, President

Prepared By (and Return To:) Dean W. Farley
Riordan Fulkerson Hupert & Coleman
30 North LaSalle Street, Suite 2630
Chicago, Illinois 60602

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EXHIBIT A

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE GROUND LEASE, EXECUTED BY: LAKE PARK ASSOCIATES, INC., AN ILLINOIS CORPORATION, AS GROUND LESSOR, AND BLUE ATLANTIC 53RD STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS GROUND LESSEE, DATED MAY 13, 2013, AS AMENDED BY LETTER AGREEMENT DATED NOVEMBER 4, 2013, AND AS FURTHER AMENDED BY FIRST AMENDMENT TO GROUND LEASE DATED FEBRUARY 3, 2014, SECOND AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED FEBRUARY 28, 2014, THIRD AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED MARCH 13, 2014, FOURTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED MARCH 24, 2014, FIFTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED ON OR ABOUT APRIL 4, 2014, SIXTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED ON OR ABOUT APRIL 9, 2014, SEVENTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED ON OR ABOUT APRIL 24, 2014, EIGHTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT ON GROUND LEASE DATED MAY 1, 2014, NINTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED MAY 8, 2014, TENTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED DECEMBER 30, 2014 AND ELEVENTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED MAY 5, 2015 WHICH MEMORANDUM OF GROUND LEASE WAS RECORDED AS DOCUMENT NO. 1512819171 AND THE SUPPLEMENT TO LEASE AND MEMORANDUM OF GROUND LEASE RECORDED AS DOCUMENT NO. 1512819173, WHICH GROUND LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS COMMENCING ON THE COMMENCEMENT DATE (AS DEFINED THEREIN) AND ENDING 65 YEARS AFTER THE RENT COMMENCEMENT (AS DEFINED THEREIN) AS SUCH TERM MAY BE RENEWED OR EXTENDED IN ACCORDANCE WITH THE TERMS OF THE GROUND LEASE AND THE BUILDING AND IMPROVEMENTS THAT ARE LOCATED OR ARE TO BE LOCATED, OR ARE AT ANY TIME BEING CONSTRUCTED ON THE LAND AND WHICH CONSTITUTE "TENANT LEASEHOLD IMPROVEMENTS".

THE LAND:

LOTS 8, 9, 10, 11, 12 AND 13 AND THE EAST 20 FEET OF LOT 14 IN C.M. CADY'S SUBDIVISION OF BLOCK 24 IN KIMBARK'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

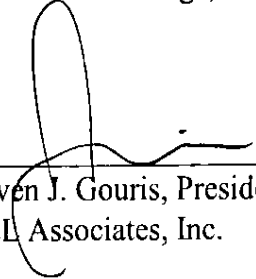
PROPERTY ADDRESS: 1330 EAST 53RD STREET, CHICAGO, ILLINOIS 60615

PINS: 20-11-408-032-0000, 20-11-408-033-0000 AND 20-11-408-058-0000

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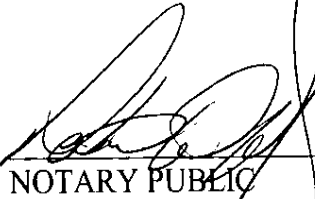
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The affiant, Steven J. Gouris, being first duly sworn on oath, deposes and states that he is the President for the Claimant, G&L Associates, Inc., and is authorized to execute this Claim for Lien on behalf of the Claimant; that he has read the foregoing Claim for Lien and the contents thereof; and that all statements contained therein are true to the best of his knowledge, information and belief.

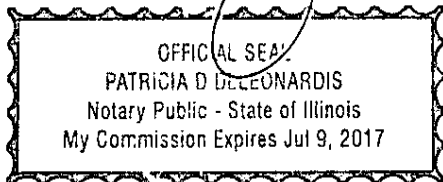


Steven J. Gouris, President
G&L Associates, Inc.

SUBSCRIBED AND SWORN to before
me this 28th day of March, 2017.



NOTARY PUBLIC



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