



1711445061

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Doc# 1711445061 Fee \$35.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2017 12:38 PM PG: 1 OF 7

**NOTICE OF LIEN AND
SUB-CONTRACTOR'S
CLAIM FOR LIEN
[Private Construction]**

The undersigned lien claimant, **PANIAGUA GROUP, INC.** ("Paniagua"), with an office at 2420 E. Oakton Street, Unit G, Arlington Heights, Illinois 60005, hereby records a Subcontractor's Claim For Lien against **HARVEST HOMES APARTMENTS, LP**, 3750 W. Fifth Avenue, Chicago, Illinois 60624 ("Owner"), its Lender **JP MORGAN CHASE BANK**, c/o CT Corporation 208 S. LaSalle Street, Suite 814, Chicago, Illinois 60604, its General Contractor **POWERS & SONS CONSTRUCTION COMPANY, INC.**, 5040 S. State Street, Chicago, Illinois 60609, General Contractor's other subcontractor **SACO INDUSTRIES, INC.** 17151 Morse Street, Lowell, Indiana 46356, and all other persons or entities having or claiming an interest in the below-described real estate. In support, Paniagua states as follows:

1. On or before December 21 2015, Owner owned a parcel of real estate in the County of Cook, State of Illinois described in Exhibit A attached hereto, commonly known as **3512-3542 West Fifth Avenue, Chicago, Illinois and 318-322 South St. Louis Avenue, Chicago, Illinois 60624 (PIN Nos. 16-14-214-024-0000, 16-14-214-028-0000, 16-14-214-029-0000, 16-14-214-030-0000)** (collectively, the "Property").

2. On or before December 21, 2015, Owner entered into a general contract with Powers & Sons Construction Company as "Contractor" (the "Contract"), wherein Contractor was to provide labor, materials, and equipment relating to the construction of four residences known as the Harvest Homes on the Property (the "Project").

3. On or about August 19, 2016, with the knowledge and consent of the Owner, Contractor entered into a Subcontract Agreement with Paniagua for Subcontract No. 14026-18 (the "Subcontract"), wherein Paniagua was to provide labor and materials to satisfy Contract Specification Sections 96513 (Resilient Wall Base and Accessories), 96519 (Resilient Floor Tile), and 96816 (Carpet) as described therein (the "Work") at the Project. According to the Subcontract, the lump sum amount to be paid to Paniagua for the Work was **\$266,000.00** (the "Contract Sum").

4. On February 7, 2017, Paniagua performed its last day of Work required by the contract to be done as of that date, including **\$25,107.00** in approved extra and changed Work, such that the adjusted Contract Sum of **\$291,107.00** became due and owing.

5. The Owner has left unpaid, due and owing to Paniagua, after allowing all credits, the sum of **\$157,316.00** for which, with interest, Paniagu claims a lien on the Property and improvements and to monies or other considerations due or to become due from Owner under the Contract.

AKK

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The Affiant, Alfred A. Paniagua, being first duly sworn, on oath deposes and says that he is President of Paniagua Group, Inc., lien claimant, and that that he has read the foregoing claim for lien and knows the contents thereof; and that all statements contained therein are true.

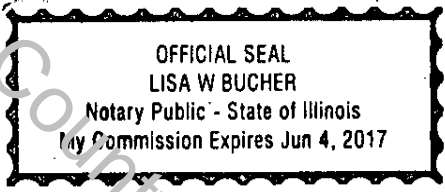


Alfred A. Paniagua

Subscribed and sworn to before me
This 20th day of April, 2017



My commission expires 6-4-17



Document Prepared By, and Return To:

John N. Walker, Esq.
WAVELAND LAW GROUP LLC
55 West Wacker Drive
14th Floor
Chicago, IL 60601

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EXHIBIT A

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 16142140240000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website www.cookcountyclerk.com

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

16	14	214	024				059						
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	ALP	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX			

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME 1 [REDACTED]

560

AREA SUB-AREA BLOCK PARCEL TAX CODE 77030

16-14-214-24 [REDACTED]

BRADLEY&HONORE 14 39 13 L B L

SUB)CENTRAL PK ADD L1 TO 10

(EX E 19 1/2 FT) (31 TO 35) 7 (36)

2000 DIVISION													
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WAR-RANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	CARD			
0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	47	48	49	50	51	52	53	54	55	56	57	58	59
1	1	1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9	9	9

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 16142140280000

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1614214028	[REDACTED]	053								
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	1ST SUFFIX	2ND SUFFIX	3RD SUFFIX	CARD

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [REDACTED]
560

AREA SUB-AREA BLOCK PARCEL TAX CODE 77030

16-14-214-28

BRADLEY&HONORES

SUB)CENTRAL PK ADD L1 TO

E 21FT

SEC. 14 TOWNSHIP 39 RANGE 13

LOT SUB-LOT LOT BLOCK

L B L

40) 7 10

41)

2000 DIVISION											
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	1ST SUFFIX	2ND SUFFIX	3RD SUFFIX	CARD	
00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000
46 47 48	49 50 51 52	53 54 55 56	57 58 59 60 61 62 63	64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80							
1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9
46 47 48	49 50 51 52 53 54 55 56	57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80									

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 16142140290000

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161	42	14	029			1054				
AREA	SUB AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	ALP	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [REDACTED]
560

AREA SUB-AREA BLOCK PARCEL TAX CODE 77030

16-14-214-29

BRADLEY & HONORES SEC. 14 TOWN 39 RANGE 13 LOT L SUB-LOT 8 LOT L BLOCK L

SUB)CENTRAL PK ADD L1 TO 42) 7 43)

2000 DIVISION

AREA	SUB AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	FOURTH SUFFIX
0	0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2
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5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 16142140300000

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Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

161	42	14030		1060	T	1062				
AREA	SUB AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	1ST SUFF	2ND SUFF	3RD SUFF	CARD

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [REDACTED]

AREA SUB-AREA BLOCK PARCEL TAX CODE 77030 **560**

16-14-214-30

BRADLEY & HONORE
SUB) CENTRAL PK ADD L1 TO
E 19 1/2 FT

(EX E 21 FT)

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
14	39	13		L	B	L
						10
				36	7	
				(37 TO 39)		
				40		

AREA	SUB AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	1ST SUFF	2ND SUFF	3RD SUFF	CARD
00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000	00000000
46 47 48 49 50 51 52	53 54 55 56 57 58 59	60 61 62 63 64 65 66 67	68 69 70 71 72 73 74 75 76 77 78 79 80	81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99	00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20	21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60	61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80	81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99	00 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20
1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9

2000 DIVISION

NOT CHANGE