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MECHANIC'S LIEN:

CLAIM

Doc#: 1711406064 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2017 09:46 AM Pg: 1 of 3

STATE OF ILLINOIS }
 }
COUNTY OF **Cook** }

PIERINI IRON WORKS, INC.

CLAIMANT

-VS-

MRR 678 Kingsbury Owner, LLC
Associated Bank, National Association, as Agent
MRR 678 Kingsbury, LLC
The Ronsley Condominium Association
LG Construction Group LLC aka LG Construction LLC
LG Development Group LLC

DEFENDANT(S)

The claimant, **PIERINI IRON WORKS, INC.** of Chicago, IL, 60638 County of **Cook**, hereby files a claim for lien against **LG Construction Group LLC aka LG Construction LLC**, or in the alternative, **LG Development Group LLC**, contractor of 2234 W. North Avenue, Suite #1, Chicago, IL and **MRR 678 Kingsbury Owner, LLC** Chicago, IL 60604 {hereinafter referred to as "owner(s)"} and **Associated Bank, National Association, as Agent** Chicago, IL 60661 {hereinafter referred to as "lender(s)"} and **MRR 678 Kingsbury, LLC (Party in Interest)** Highland Park, IL 60035 **The Ronsley Condominium Association (Party in Interest)** Chicago, IL 60611 and any persons claiming an interest in the premises herein and states:

That on **10/1/2015**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **The Ronsley Building 678 N. Kingsbury Chicago, IL 60654**

A/K/A: **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A: **Tax# 17-09-122-002; 17-09-122-003; 17-09-122-004; 17-09-122-007; 17-09-122-008**

and **LG Construction Group LLC aka LG Construction LLC**, or in the alternative, **LG Development Group LLC** was the owner's contractor, or in the alternative, Party in Interest's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **10/1/2015**, said contractor made a subcontract with the claimant to

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provide labor and material for structural steel, metal deck and miscellaneous metals for and in said improvement, and that on or about 4/5/2017 the claimant last performed under said subcontract.

The following amounts are due on said subcontract:

Original Contract Amount	\$2,248,000.00
Change Orders/Extras	\$1,744,453.50
Credits	\$.00
Work Not Performed	\$169,680.00
Payments	\$2,514,603.45
Total Balance Due	\$1,308,170.05

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **One Million Three Hundred Eight Thousand One Hundred Seventy Dollars and 05/100 (\$1,308,170.05) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on April 14, 2017.

PIERINI IRON WORKS, INC.

Donald G. Pierini

Donald G. Pierini President

Prepared By:

PIERINI IRON WORKS, INC.

6200 S. Sayre Avenue,

Chicago, IL 60638

VERIFICATION

State of IL

County of Cook

The affiant, Donald G. Pierini, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Donald G. Pierini

Donald G. Pierini President

Subscribed and sworn before me this April 14, 2017.

Patricia Pierini

Notary Public's Signature

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THE NORTH LINE OF SAID LOTS 24, 25 AND 26 A DISTANCE OF 56.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 27 AND 28 IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE EAST WEST 18 FOOT ALLEY LYING SOUTH AND ADJOINING LOTS 1 TO 5 BOTH INCLUSIVE, AND NORTH OF AND ADJOINING LOTS 24 TO 28, BOTH INCLUSIVE, LYING EASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 5 (SAID LOT CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 6) TO A POINT ON THE NORTH LINE OF LOT 24 WHICH IS 104.68 FEET WEST OF THE NORTHEAST CORNER OF LOT 28 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 1 TO THE NORTHEAST CORNER OF LOT 28 ALL IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN THE NORTHEAST 3/4 OF SECTION 9, TOWNSHIP 39, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PART OF VACATED ALLEY BEING FURTHER DESCRIBED AS LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE EAST-WEST 18 FOOT PUBLIC ALLEY 120.05 FEET WEST OF THE WEST LINE OF N. KINGSBURY STREET TO A POINT ON THE SOUTH LINE OF THE EAST-WEST 18 FOOT PUBLIC ALLEY 104.68 FEET WEST OF THE WEST LINE OF N. KINGSBURY STREET AND LYING WEST OF THE WEST LINE OF N. KINGSBURY STREET IN BLOCK BOUNDED BY W. HURON STREET, N. KINGSBURY STREET, W. ERIE STREET AND N. LARRABEE STREET, IN COOK COUNTY ILLINOIS.

Permanent Tax Index Nos.:

17-09-122-002-0000

17-09-122-003-0000

17-09-122-008-0000

17-09-122-004-0000

17-09-122-007-0000

Addresses of the Premises:

678 North Kingsbury, Chicago, Illinois