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MECHANIC'S LIEN:

CLAIM

Doc#. 1713757069 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/17/2017 10:22 AM Pg: 1 of 4

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

Regal Steel Erectors, LLC

CLAIMANT

-VS-

MRR 678 Kingsbury Owner, LLC
Associated Bank, N.A. as agent
MRR 678 Kingsbury, LLC
The Ronsley Condominium Association
Evans Construction/Consulting LLC
LG Construction Group LLC aka LG Construction LLC
LG Development Group LLC
PIERINI IRON WORKS, INC.

DEFENDANT(S)

The claimant, **Regal Steel Erectors, LLC** of Elgin, IL, 60123 County of **Kane**, hereby files a claim for lien against **PIERINI IRON WORKS, INC.**, of 6200 S. Sayre Avenue Chicago, IL, a subcontractor to **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 60647, 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)** Chicago, IL 60604 **The Ronsley Condominium Association (Party in Interest)** Chicago, IL 60614 and any persons claiming an interest in the premises herein and states:

That on **3/18/2016**, 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 **PIERINI IRON WORKS, INC.** was a subcontractor to **LG Construction Group LLC aka LG Construction LLC, or in the alternative LG Development Group**, owner's contractor, or in the alternative, Party in Interest's contractor for the improvement thereof. In the alternative, contractor contracted to improve

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the owner's property with the owner's authority or knowing permission. That on or about 3/18/2016, said subcontractor made a contract and said contract was memorialized on 3/22/2016 with the claimant to provide **labor and material to erect steel, deck, studs and miscellaneous metal** for and in said improvement, and that on or about 4/10/2017 the claimant last performed under said contract.

The following amounts are due on said contract:

Original Contract Amount	\$1,000,000.00
Change Orders/Extras	\$780,802.00
Credits	\$.00
Work Not Performed	\$68,000.00
Payments	\$871,633.00
Total Balance Due	\$841,169.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Eight Hundred Forty One Thousand One Hundred Sixty Nine Dollars and 00/100 (\$841,169.00) 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, subcontractor and/or owner(s) under said contract.

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 27, 2017.

Regal Steel Erectors, LLC


Michael Bates Owner

Prepared By:
Regal Steel Erectors, LLC
850 Tollgate Rd.,
Elgin, IL 60123

VERIFICATION

State of IL
County of Kane

The affiant, Michael Bates, being first duly sworn, on oath deposes and says that the affiant is Owner 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.


Michael Bates Owner

Subscribed and sworn before me this April 27, 2017.


Notary Public's Signature



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2, 3, 4, 5, AND 6 (EXCEPT THAT PART OF SAID LOT 6 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6 RUNNING NORTH ON THE WEST LINE OF SAID LOT 6, 36 FEET; THENCE SOUTH EASTERLY IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WESTERLY ON THE SOUTH LINE OF SAID LOT TO THE POINT OF BEGINNING) ALL IN BLOCK 12 IN HIGGINS, LAW AND COMPANY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO THE MAP OF SAID ADDITION RECORDED JUNE 16, 1856 AS IN BOOK 98 OF MAPS PAGE 89 AS DOCUMENT NUMBER 72185 AND RECORDED JANUARY 10, 1866 IN BOOK 163 OF MAPS PAGES 86 AND 87 AS DOCUMENT NUMBER 107695 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF EACH OF LOTS 7 AND 8 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, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AFORESAID AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 60.44 FEET, THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 73.27 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, WHICH POINT IS 41.38 FEET WEST OF SAID NORTHEAST CORNER OF LOT 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 7 AND 8 A DISTANCE OF 41.38 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF EACH OF LOTS 24, 25 AND 26 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, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 26 AFORESAID AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 82.74 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 100.34 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 24, WHICH POINT IS 56.67 FEET WEST OF SAID NORTHEAST CORNER OF LOT 26; THENCE EAST ALONG

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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 129.05 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