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AFTER RECORDING RETURN TO:**

Andrew M. Sachs/Catherine A. Cooke
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601
(312) 782-9000 – Telephone

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/25/2017 03:39 PM PG: 1 OF 3

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The Claimant, Vari Architects, Ltd., an Illinois corporation ("Claimant") with an address of 824 North Racine, Chicago, IL 60642 hereby files its Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest of the following owners ("Owners") in the Real Estate:

Chicago Title Land Trust dated May 10, 2013 and known as Trust Number 8002361931; Union Avenue Properties, LLC; Edward McBrearty; and Michael McInerney

and any person claiming an interest in the real estate (as hereinafter described) by, through, or under said Owners. Claimant states as follows:

1. On or about June 7, 2016, and subsequently, Owners owned fee simple title to the real estate (including all land and any improvements thereon) ("Real Estate") in Cook County, Illinois, commonly known as 449-457 N. Union avenue, Chicago, Illinois 60654 and legally described as follows:

PARCEL 1: THE NORTH 1/2 OF LOT 14 IN BLOCK 71, IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 1/2 OF LOT 14 IN BLOCK 71 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: A PARCEL OF LAND BEING A PART OF LOTS 10, 11 AND 12 IN BLOCK 71 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO, SAID ADDITION BEING IN THAT PART

Bm

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OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIVER, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT IN THE EAST LINE OF NORTH UNION STREET, SAID POINT BEING NORTHWESTERLY CORNER OF SAID LOT 10, THENCE SOUTH ALONG SAID EAST LINE OF NORTH UNION STREET, 120.33 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 12; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 111.4 FEET TO A POINT DISTANT 3 FEET, MEASURED AT RIGHT ANGLES, FROM THE FACE OF SAID FIRST PARTY'S CONCRETE RETAINING WALL; THENCE NORTHWESTERLY PARALLEL WITH FACE OF SAID RETAINING WALL; TO A POINT IN THE NORTH LINE OF THE AFORESAID LOT 10, DISTANT 4.2 FEET EAST FROM THE NORTHWEST CORNER THEREOF; THENCE WEST 4.2 FEET TO THE PLACE OF BEGINNING,

ALSO,

ALL OF LOT 13 IN BLOCK 71 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS

PINs: 17-09-106-004-0000
 17-09-106-005-0000
 17-09-106-022-0000
 17-09-106-025-0000

2. Claimant entered into a contract ("Contract") dated June 7, 2016 under which Claimant agreed to provide professional services for architectural, mechanical, electrical, and structural engineering services for the Real Estate for an original contract amount of \$216,000.00.

3. The Contract was entered into by Edward McBrearty and Michael McNerney as agents of Chicago Title Land Trust dated May 10, 2013 and known as Trust Number 8002361931 and Union Avenue Properties, LLC and the work was performed with the knowledge and consent of said parties.

4. Claimant performed work and furnished such services required under the Contract for the improvement of such Real Estate in the amount allowed by Owners without fault of Claimant.

5. Claimant last performed work under the Contract on January 30, 2017.

6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$64,000.00 and Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$64,000.00 plus interest.

