

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN



1715118040

Prepared by and, after
recording, return to:

Frederick A. Lurie
123 North Wacker Drive
Suite 250
Chicago, Illinois 60606

Doc# 1715118040 Fee \$34.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2017 01:33 PM PG: 1 OF 6

TO: OWNER

210 W. 87th (Chicago) THC, LLC
C/O Its Registered Agent
LP Agents, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602
Certified Mail No. 70142870000032179450

LESSEE

Movie Grill Concepts XXVI, LLC
8350 North Central Expressway
Suite 400
Dallas, Texas 75206
Certified Mail No.70142870000032179443

LENDERS

Fifth Third Bank
222 South Riverside Plaza
Chicago, Illinois 60606
Attn: Joe Nitti
Certified Mail No.70142870000032179429

GENERAL CONTRACTOR

Panterra Development, Ltd., LLP d/b/a
Panterra Construction
14901 Quorum Drive
Suite 320
Dallas, Texas 75254
Certified Mail No.70142870000032179467

Goldman Sachs Specialty Lending Group, LP
6011 Connection Drive
Irving, Texas 75039
Attn: Studio Movie Grill Account Manager
Certified Mail No.70142870000032179436

The claimant, Integral Construction Services, Inc. of 15502 China Grove Lane, Willis, Texas hereby files notice and claim for lien against 210 W. 87th (Chicago) THC, LLC, Movie Grill Concepts XXVI, LLC, Fifth Third Bank, Goldman Sachs Specialty Lending Group, LP, Panterra Development, Ltd, LLP, d/b/a Panterra Construction and any person and/or entity claiming an interest in the real estate by or through any of the foregoing, and states:

That before, on and after December 12, 2016, Owner owned the following real estate in the County of Cook, State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

PIN NOS: 20-33-305-039-0000, 20-33-305-040-0000

Common Address of the Premises: 210 West 87th Street, Chicago, Illinois 60620

565.lessee.sub.lien.5.30.17

Rv

UNOFFICIAL COPY

and Panterra Development, Ltd, LLP d/b/a Panterra Construction was the Owner's and/or Lessee's Contractor for the or improvement thereof.

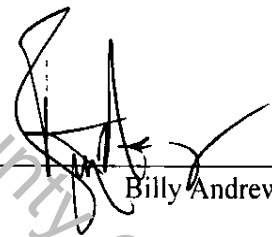
That on or about December 16, 2016, Claimant entered into a subcontract with the Contractor to provide labor and materials for the construction of a mixed use movie theater and dining facility for the sum of \$348,160.00 which subcontract was authorized or knowingly permitted by the Owner and the Lessee.

That Claimant furnished extra labor and materials at the request of Contractor as agent, or with the knowledge and/or consent, of Owner and Lessee in the amount of \$152,058.47.

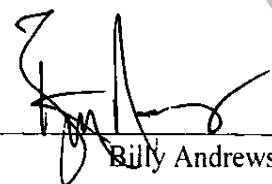
That Claimant last furnished labor and materials on March 10, 2017.

That after allowing all credits, there is due, unpaid and owing Claimant the sum of \$119,699.55 for which, with interest, Claimant claims a lien on said land and improvements and on the money or other consideration due or to become due from the Owner and/or Lessee under said contract against said Contractor, Owner, Lessee and Lenders and any other person and/or entity claiming an interest in the real estate by or through the foregoing.

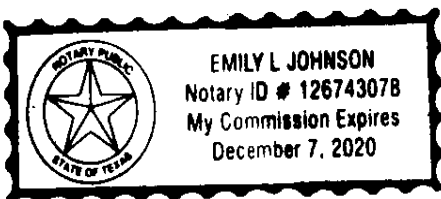
Integral Construction Services, Inc.

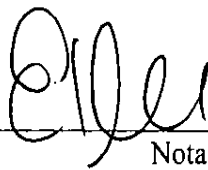
by: 
Billy Andrews

The affiant, Billy Andrews, after being first duly sworn upon his oath, deposes and says that he is a president of Integral Construction Services Inc., the Claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof, and that the statements contained therein are true.


Billy Andrews

Subscribed and sworn to before me this 30 day of may, 2017.




Notary Public

UNOFFICIAL COPY

SCHEDULE 1 LEGAL DESCRIPTION OF PREMISES

THE LEASEHOLD ESTATE CREATED BY THE MOTION PICTURE THEATRE LEASE EXECUTED BY 210 W. 87TH (CHICAGO) THC, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY ("LANDLORD"), AND MOVIE GRILL CONCEPTS XXVI, LLC, A TEXAS LIMITED LIABILITY COMPANY ("TENANT"), DATED AS OF THE 13TH DAY OF DECEMBER, 2013, WHICH MEMORANDUM OF LEASE IS RECORDED SIMULTANEOUSLY HEREWITH, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING ON JANUARY 6, 2014 AND ENDING ON JANUARY 31, 2029, UNLESS EXTENDED FOR UP TO TWO ADDITIONAL TERMS OF FIVE YEARS EACH AS SET FORTH IN THE LEASE:

PARCEL 1: LOT 1 IN 87TH DAN RYAN HOME DEPOT SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF LOT 1, AFORESAID, WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF LOT 1, AFORESAID, 33.0 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 26 SECONDS WEST ALONG A LINE 33.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, AFORESAID, 244.90 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 55 DEGREES 06 MINUTES 42 SECONDS WEST, 70.89 FEET TO A BEND THEREIN; THENCE SOUTH 62 DEGREES 15 MINUTES 42 SECONDS WEST ALONG SAID WESTERLY LINE, 29.40 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 26 SECONDS EAST ALONG A LINE 20.73 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, AFORESAID, 29.07 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 07 SECONDS WEST, 20.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO LEGALLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, A DISTANCE OF 595.49 FEET FOR A POINT OF BEGINNING; THENCE NORTH 84 DEGREES, 33 MINUTES, 35 SECONDS WEST, A DISTANCE OF 364.07 FEET TO AN ANGLE POINT; THENCE NORTH 61 DEGREES, 48 MINUTES, 55 SECONDS WEST, A DISTANCE OF 38.09 FEET TO AN ANGLE POINT; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST, A DISTANCE OF 367.03 FEET TO THE EASTERLY LINE OF AN EASEMENT FOR RAILROAD RIGHT OF WAY RECORDED SEPTEMBER 24, 1965 AS DOCUMENT 19597865, IN COOK COUNTY, ILLINOIS, SAID LINE ALSO BEING A CURVE; THENCE A DISTANCE OF 42.52 FEET NORTHERLY ALONG SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 396.37 FEET, A CHORD BEARING OF NORTH 22 DEGREES, 48 MINUTES, 06 SECONDS EAST AND A CHORD DISTANCE OF 42.50 FEET TO A POINT OF NON-TANGENCY AND BEING 746.50 FEET WEST OF SAID EAST LINE OF THE WEST

UNOFFICIAL COPY

1/2 OF THE SOUTHEAST 1/4 OF SECTION 33; THENCE NORTH 01 DEGREE, 01 MINUTE, 05 SECONDS EAST, A DISTANCE OF 4.98 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 39 SECONDS WEST, A DISTANCE OF 81.44 FEET; THENCE NORTH 05 DEGREES, 55 MINUTES, 30 SECONDS EAST, A DISTANCE OF 195.44 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A TANGENTIAL CURVE TO THE SOUTHEAST, HAVING A RADIUS OF 273.04 FEET A CHORD BEARING OF NORTH 34 DEGREES, 05 MINUTES, 38 SECONDS EAST AND CHORD DISTANCE OF 257.78 FEET; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 268.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES, 15 MINUTES, 42 SECONDS EAST, A DISTANCE OF 314.97 FEET; THENCE NORTH 55 DEGREES, 06 MINUTES, 42 SECONDS EAST, A DISTANCE OF 118.96 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 353.77 FEET, THE CHORD OF SAID CURVE BEARS NORTH 32 DEGREES, 07 MINUTES, 57 SECONDS EAST, A CHORD DISTANCE OF 324.85 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE, A DISTANCE OF 337.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH QUARTER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89 DEGREES, 44 MINUTES, 04 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 32.68 FEET TO SAID EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 1075.86 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF LOT 1, AFORESAID, WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF LOT 1, AFORESAID, 33.0 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 26 SECONDS WEST ALONG A LINE 33.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4, AFORESAID, 244.90 FEET TO THE WESTERLY LINE OF SAID LOT 1; THENCE SOUTH 55 DEGREES 06 MINUTES 42 SECONDS WEST, 70.89 FEET TO A BEND THEREIN; THENCE SOUTH 62 DEGREES 15 MINUTES 42 SECONDS WEST ALONG SAID WESTERLY LINE, 29.40 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 26 SECONDS EAST ALONG A LINE 20.73 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33 AFORESAID, 529.07 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS WEST, 20.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS, AS CREATED BY RECIPROCAL EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS DATED OCTOBER 31, 1996 AND RECORDED NOVEMBER 5, 1996 AS DOCUMENT 96844596 BETWEEN HOME DEPOT U.S.A. INC. AND THE AETNA CASUALTY AND SURETY COMPANY, AS FOLLOWS:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 39.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 20 DEGREES, 55 MINUTES, 43 SECONDS WEST, A DISTANCE OF 6.85 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS

UNOFFICIAL COPY

OF 114.50 FEET, AND AN ARC LENGTH OF 41.82 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES, 27 MINUTES, 52 SECONDS WEST, A DISTANCE OF 41.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 588.57 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, A DISTANCE OF 33.06 FEET; THENCE SOUTH 00 DEGREES, 17 MINUTES, 33 SECONDS EAST, A DISTANCE OF 591.20 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 64.00 FEET, AND AN ARC LENGTH OF 33.00 FEET, WHOSE CHORD BEARS SOUTH 15 DEGREES, 03 MINUTES, 49 SECONDS EAST, A DISTANCE OF 32.63 FEET TO A POINT OF TANGENCY; THENCE SOUTH 29 DEGREES, 50 MINUTES, 06 SECONDS EAST, A DISTANCE OF 37.08 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET, AND AN ARC LENGTH OF 8.47 FEET, WHOSE CHORD BEARS SOUTH 46 DEGREES, 00 MINUTES, 11 SECONDS EAST, A DISTANCE OF 8.35 FEET TO A POINT ON A CURVE, SAID POINT BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY LINE OF 87TH STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1033.06 FEET AND AN ARC LENGTH OF 51.18 FEET, WHOSE CHORD BEARS SOUTH 76 DEGREES, 53 MINUTES, 52 SECONDS WEST, A DISTANCE OF 51.18 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 20.50 FEET, AND AN ARC LENGTH OF 13.75 FEET, WHOSE CHORD BEARS NORTH 01 DEGREE, 42 MINUTES, 30 SECONDS WEST, A DISTANCE OF 13.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 20 DEGREES, 55 MINUTES, 43 SECONDS WEST, A DISTANCE OF 24.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 3: A NON-EXCLUSIVE ACCESS EASEMENT FOR THE PASSAGE OF VEHICLES AND PEDESTRIANS, AS SET FORTH AND DEFINED IN THE RECIPROCAL EASEMENT AND OPERATION DECLARATION FOR HOME DEPOT SUBDIVISION RECORDED FEBRUARY 11, 1997 AS DOCUMENT 97098471, A SUPPLEMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 2, 1997 AS DOCUMENT 97480671 AND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION DECLARATION RECORDED JULY 14, 1997 AS DOCUMENT 97505122 AND SUPPLEMENT TO RECIPROCAL EASEMENT AND OPERATION DECLARATION RECORDED DECEMBER 24, 1997 AS DOCUMENT NUMBER 97969147 AND SUPPLEMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 27, 2007 AS DOCUMENT NUMBER 0717839142.

PARCEL 4: A NON-EXCLUSIVE PERPETUAL UTILITY EASEMENT AS SET FORTH AND DEFINED IN THE RECIPROCAL EASEMENT AND OPERATION DECLARATION FOR HOME DEPOT SUBDIVISION RECORDED FEBRUARY 11, 1997 AS DOCUMENT 97098471, A SUPPLEMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 2, 1997 AS DOCUMENT 97480671 AND AMENDMENT TO RECIPROCAL EASEMENT AND OPERATION DECLARATION RECORDED JULY 14, 1997 AS DOCUMENT 97505122 AND SUPPLEMENT TO RECIPROCAL EASEMENT AND OPERATION DECLARATION RECORDED DECEMBER 24, 1997 AS DOCUMENT NUMBER 97969147 AND SUPPLEMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 27, 2007 AS DOCUMENT NUMBER 0717839142.

PARCEL 5: A PYLON SIGN EASEMENT AS SET FORTH AND DEFINED IN THE RECIPROCAL EASEMENT AND OPERATION DECLARATION FOR HOME DEPOT SUBDIVISION RECORDED FEBRUARY 11, 1997 AS DOCUMENT 97098471, A SUPPLEMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JULY 2, 1997 AS DOCUMENT 97480671 AND AMENDMENT TO

UNOFFICIAL COPY

RECIPROCAL EASEMENT AND OPERATION DECLARATION RECORDED JULY 14, 1997 AS DOCUMENT 97505122 AND SUPPLEMENT TO RECIPROCAL EASEMENT AND OPERATION DECLARATION RECORDED DECEMBER 24, 1997 AS DOCUMENT NUMBER 97969147 AND SUPPLEMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 27, 2007 AS DOCUMENT NUMBER 0717839142.

PARCEL 6: THE NO-BUILD EASEMENT LOCATED ON THE PARCEL ADJACENT TO THE PROPERTY AS SET FORTH IN THE TEMPORARY GRADING AND CONSTRUCTION EASEMENT AND NO-BUILD EASEMENT RECORDED JANUARY 5, 2007 AS DOCUMENT NUMBER 0700515161.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 210 W. 87th Street, Chicago, IL 60620

PROPERTY L.O. NO.: 20-33-305-039-0000 AND 20-33-305-040-0000

Property of Cook County Clerk's Office