

# UNOFFICIAL COPY

MECHANIC'S LIEN:

**CLAIM**

Doc#. 1719818007 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2017 09:45 AM Pg: 1 of 4

STATE OF ILLINOIS            }  
  }  
COUNTY OF Cook            }

D. Wexler & Sons, Inc.

**CLAIMANT**

-VS-

MRR 678 Kingsbury Owner, LLC  
Associated Bank, National Association  
MRR 678 Kingsbury, LLC  
The Ronsley Condominium Association  
LG Development Group LLC  
LG Construction Group LLC aka LG Construction LLC  
PIERINI IRON WORKS, INC.

**DEFENDANT(S)**

The claimant, **D. Wexler & Sons, Inc.** of Chicago, IL, 60609 County of Cook, 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 60611 and any persons claiming an interest in the premises herein and states:

That on 2/29/2016, 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 {hereinafter, "project"}**

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, LLC** 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 2/29/2016, said subcontractor made a contract, via use of invoices, with the claimant to provide **miscellaneous steel**

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materials for and in said improvement, and that on or about 3/30/2017, the claimant completed thereunder all that was required to be done by said contract.

The following amounts are due for materials supplied to said project:

Open Invoices        \$52,644.65


Balance Due         \$52,644.65

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Fifty Two Thousand Six Hundred Forty Four Dollars and 65/100 (\$52,644.65) 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 May 18, 2017.

**D. Wexler & Sons, Inc.**


 7-13-17  
Jonathan D. Wexler    President

Prepared By:  
**D. Wexler & Sons, Inc.**  
**4821 S. Aberdeen St.,**  
**Chicago, IL 60609**

**VERIFICATION**

State of IL  
County of Cook

The affiant, Jonathan D. Wexler, 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.

 7-13-17  
Jonathan D. Wexler    President

Subscribed and sworn before me this May 18, 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 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  
 502, 504 and 510 West Erie Street, Chicago, Illinois  
 515 West Huron Street, Chicago, Illinois

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