

# UNOFFICIAL COPY



## SUBCONTRACTOR'S MECHANICS LIEN CLAIM

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK        )

Doc# 1721949084 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2017 03:33 PM PG: 1 OF 3

The Claimant, WATSON COMMERCIAL GROUP, INC. d/b/a COUTURE SURFACES, of East Dundee, Illinois (hereinafter the "Claimant"), hereby files this Subcontractor's Mechanics Lien Claim against the Contactor, Pepper Construction Company, of Chicago, Illinois (hereinafter the "Contractor"); Environmental Community Development Company, Inc. d/b/a ECD Company of Lincolnshire, Illinois (hereinafter the "Owner"); Associated Bank, National Association of Chicago, Illinois (hereinafter "Lender"); Marriott International, Inc. of Bethesda, Maryland; SMASHotels Chicago, LLC of Lincolnshire, Illinois; Lima Contractors, Inc. of Ringwood, Illinois; and any persons claiming and interest in the premises herein and states:

That on October 22, 2016, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

PROPERTY ADDRESS: 224-228 East Ontario Street  
Chicago, Illinois 60611 (hereinafter the "Property")

P.I.N.: 17-10-203-015-0000; 17-10-203-016-0000; 17-10-203-017-0000

LEGAL DESCRIPTION: PARCEL 1:  
THE WEST 20 FEET OF LOT 14 IN THE SUBDIVISION OF THE WEST 394 FEET (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) IN BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THE EAST 5 FEET OF LOT 14, ALL OF LOT 15 AND THE WEST 20 FEET OF LOT 16 IN THE SUBDIVISION OF THE WEST 394 FEET (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) OF BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

That the Contractor was the Owner's general contractor for the construction and improvements on the Property.

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That on October 5, 2016, the Contractor engaged the Claimant to furnish labor, materials and equipment to furnish and install tile, carpet, and vinyl and related work for the construction and improvements being performed on the Property for the subcontract amount of One Million Four Hundred Fifty Thousand and 00/100 Dollars (\$1,450,000.00). A Subcontract Agreement dated October 22, 2016 was subsequently entered into between the Contractor and Claimant (hereinafter the "Subcontract"). That at the special instance and request of Owner, the Claimant furnished extra and additional labor, materials and equipment on the Property at the cost and value of Four Hundred Sixty-Eight Thousand Five Hundred Sixty-One and 19/100 Dollars (\$468,561.19). On May 31, 2017, the Claimant completed all work required to be performed under the Subcontract, including all extra work, to the value of One Million Nine Hundred Eighteen Thousand Five Hundred Sixty-One and 19/100 Dollars (\$1,918,561.19).

That Owner is entitled to credits payments made and allowances given, in the amount of One Million Three Hundred Forty-Four Thousand Eight Hundred Fifteen and 00/100 Dollars (\$1,344,815.00) leaving the sum of Five Hundred Seventy-Three Thousand Seven Hundred Forty-Six and 19/100 (\$573,746.19) due, unpaid and owing to the Claimant, after allowing all credits, for which, with interest, the Claimant claims a lien on the Property and improvements and on the monies or other considerations due or to become due the Contractor from the Owner under said contract.

WATSON COMMERCIAL GROUP, INC.  
d/b/a COUTURE SURFACES

By:   
Alan D. Stensrud, its President

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The affiant, Alan D. Stensrud, being first duly sworn, on oath deposes and says that he is the President of the Claimant; that he has read the foregoing Subcontractor's Mechanics Lien Claim and knows the contents thereof; and that all the statements therein contained are true and accurate.

  
Alan D. Stensrud

Subscribed and sworn to before  
me this 28th day of July, 2017

  
Notary Public



Document Prepared by and to be mailed to:  
CHITKOWSKI LAW OFFICES  
901 Warrenville Road, Suite 103  
Lisle, Illinois 60532  
tel: 630-824-4808; fax: 630-824-4809

**UNOFFICIAL COPY****EXHIBIT "A"****LEGAL DESCRIPTION****PARCEL 1:**

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**PARCEL 2:**

THE EAST 5 FEET OF LOT 14, ALL OF LOT 15 AND THE WEST 10 FEET OF LOT 16 IN THE SUBDIVISION OF THE WEST 394 FEET (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF) OF BLOCK 32 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.