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Doc# 1722929002 Fee \$35.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/17/2017 09:52 AM PG: 1 OF 7

**This Instrument Was Prepared
By and After Recording Should
Be Returned To:**

James Oakley
Thompson Coburn LLP
55 East Monroe Street, 37th Floor
Chicago, Illinois 60603
(312) 580-2344

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
)
COUNTY OF COOK)

SS.

The Claimant, **Lothan Van Hook DeSterano Architecture LLC**, an Illinois limited liability company, 57 West Grand Avenue, Suite 300, Chicago, Illinois 60654, hereby files its claim for lien as an original contractor against **Whitehall Hotel, LLC**, an Illinois limited liability company ("**Existing Hotel Owner**"), **Whitehall Club Suites, LLC**, an Illinois limited liability company ("**New Hotel Owner**", which together with the Existing Hotel Owner shall sometimes be referred to herein collectively as the "**Owner**") and any other person or entity claiming an interest in the real estate hereinafter described, by, through and under Existing Hotel Owner and/or New Hotel Owner and further states:

1. That on or about October 14, 2014, and all relevant times thereafter (except as otherwise provided herein), Existing Hotel Owner owned in fee simple, title to the certain real property described on **Exhibit A** attached hereto, including all land and improvements thereon, in the County of Cook, State of Illinois:

Permanent Index Number(s): 17-03-218-020-0000 and 17-03-218-021-0000 (both formerly PIN 17-03-218-001-0000; 17-03-218-002-0000; 17-03-218-014-0000; and 17-03-218-018-0000)

Common Address: 105 – 111 E. Delaware Place, Chicago, Illinois 60611

(hereinafter referred to as the "**Overall Property**").

CCRD REVIEW

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2. That on or about October 14, 2014, Claimant entered into a contract with Existing Hotel Owner ("**Contract**"), through its duly authorized agent SB Yen's Management Group, Inc., an Illinois corporation ("**SB Yen Management**"), to furnish architectural and engineering services/work for the improvement of the aforesaid Overall Property, which Contract was revised on or about July 23, 2015.

3. That on or about October 18, 2016, Existing Hotel Owner conveyed in fee simple a portion of the Overall Property to New Hotel Owner as legally described on **Exhibit B** attached hereto, including all land and improvements thereon, in the County of Cook, State of Illinois (the "**Conveyed Property**").

4. That on or about January 17, 2017, the Claimant and Existing Hotel Owner and New Hotel Owner (through their duly authorized agent SB Yen Management) entered into a modification of the Contract to include architectural and engineering services/work related to enabling work.

5. That Claimant last provided the aforesaid services with respect to the Overall Property on March 10, 2017.

6. That the work of improvement was performed with the knowledge, authorization, and consent of the Owner, and/or the Owner knowingly permitted said work to be performed.

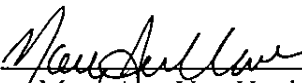
7. That after allowing all just credits due Owner, the sum of Two Hundred Sixty-Nine Thousand Seven Hundred Eighty Seven and 00/100 Dollars (\$269,787.00) is still due and owing Claimant, and for which, with all interest and costs allowed by law, Claimant hereby claims a lien on said Overall Property (including the land and all improvements thereon).

8. Alternatively, while Claimant contends that the law does not require it to allocate or apportion its lien, in the alternative and in the event that allocation or apportionment are deemed required, Claimant allocates its lien in the following amounts: \$21,000.00 as to Parcel 4 (described on **Exhibit A**) of the Overall Property and \$189,787.00 as to Conveyed Property.

9. That Claimant revokes any waiver of rights for which Claimant has not received payment.

Dated: August 16, 2017

Lothan Van Hook DeStefano Architecture LLC, an Illinois limited liability company

By: 
 Name: Mary Ann Van Hook
 Title: Manager

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VERIFICATION

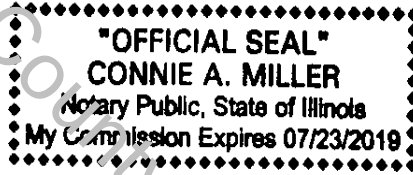
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

The Affiant, Mary Ann Van Hook, being first duly sworn under oath, deposes and states that she is a Manager of Lothan Van Hook DeStefano Architecture LLC, an Illinois limited liability company, the Claimant; that she has been authorized to execute this Original Contractor's Claim for Lien; that she has read the foregoing Original Contractor's Claim for Lien and knows the contents thereof and that all the statements contained therein are true.

Mary Ann Van Hook
 Mary Ann Van Hook

Subscribed and Sworn to
 before me this 16th day of August 2017.

Connie A. Miller
 Notary Public



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EXHIBIT A

LEGAL DESCRIPTION OF OVERALL PROPERTY

PARCEL 1:

THAT PART OF LOT 8 IN BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONER'S OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTHEASTERLY, A DISTANCE OF 27.00 FEET; THENCE EAST, ADO 100.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 27.00 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF LOT 8 IN BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONER'S OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTHEASTERLY, A DISTANCE OF 27.00 FEET; THENCE EAST, A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 27.00 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 1/2 OF LOT 7 (EXCEPT THE SOUTHERLY 15.00 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONER'S OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 9, 10, 11, AND 12 IN STEINBACH AND NEWFING'S SUBDIVISION OF OUT-LOT OR BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

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LOT 13 AND THAT PART OF LOT 14, LYING SOUTHERLY OF SAID LOT 13 AND WESTERLY OF THE EASTERLY LINE OF LOT 13 EXTENDED SOUTHEASTERLY; AND THAT PART OF THE EAST 1/2 OF LOT 8, LYING WESTERLY OF THE EASTERLY LINE OF LOT 13 EXTENDED SOUTHEASTERLY IN THE SUBDIVISION OF BLOCK 14 OF THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

LEGAL DESCRIPTION OF THE CONVEYED PROPERTY

PARCEL 1:

THAT PART OF LOT 8 IN BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONER'S OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTHEASTERLY, A DISTANCE OF 27.00 FEET; THENCE EAST, ADO 100.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 27.00 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF LOT 8 IN BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONER'S OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART DESCRIBED AS

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTHEASTERLY, A DISTANCE OF 27.00 FEET; THENCE EAST, A DISTANCE OF 100.00 FEET; THENCE NORTHWESTERLY, A DISTANCE OF 27.00 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 1/2 OF LOT 7 (EXCEPT THE SOUTHERLY 15.00 FEET THEREOF) IN THE SUBDIVISION OF BLOCK 14 IN THE SUBDIVISION BY THE COMMISSIONER'S OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4 (OF THE CONVEYED PROPERTY):

LOT 13 AND THAT PART OF LOT 14, LYING SOUTHERLY OF SAID LOT 13 AND WESTERLY OF THE EASTERLY LINE OF LOT 13 EXTENDED SOUTHEASTERLY; AND THAT PART OF THE EAST 1/2 OF LOT 8, LYING WESTERLY OF THE EASTERLY LINE OF LOT 13 EXTENDED SOUTHEASTERLY IN THE SUBDIVISION OF BLOCK 14 OF THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF

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SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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