

UNOFFICIAL COPY

After recording return to:

Dan Fleck
RG Construction Services, Inc.
936 Larch Avenue
Elmhurst, Illinois 60126



Doc# 1728429110 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/11/2017 04:18 PM PG: 1 OF 4

Property of Cook County Clerk's Office

(For Recorder's Use Only)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR LIEN

1. The Claimant, RG CONSTRUCTION SERVICES, INC. ("RG"), located at 936 Larch Avenue, Elmhurst, Illinois 60126, hereby serves its Notice of Intent to Lien on the Real Estate (as hereinafter described), and against the interests of SMASHotels Chicago, LLC, 250 Parkway Drive, No. 120, Lincolnshire, Illinois 60069 ("Owner"), Marriott International, Inc., 12400 Fernwood Road, Bethesda, Maryland 20817 ("Franchisor"), Associated Bank, N.A., 525 West Monroe Street, 24th Floor, Chicago, Illinois 60661 ("Lender"), and any other person claiming an interest in the Real Estate and on the monies or other consideration due or to become due from Owner to Pepper Construction Co., 643 North Orleans Street, Chicago, Illinois 60654 ("Contractor").

2. On and prior to April 27, 2016, and continuing to the present, Owner owned the real estate and improvements thereon at the Property commonly known as 224-228 East Ontario Street, Chicago, Illinois 60601, title to which is held by Owner with Permanent Index Nos. 17-10-203-015, 17-10-203-016 and 17-10-203-017, and described in Exhibit A attached hereto ("the Real Estate").

JA

UNOFFICIAL COPY

3. On or prior to April 27, 2016, Owner entered into a contract with Contractor for the improvement to the Real Estate and in turn Contractor entered into a subcontract agreement with RG.

4. On April 27, 2016, RG entered into a written form Subcontract with Contractor under which RG agreed to provide the labor, material, equipment and supervision necessary to complete installation of all EIFS and Air Vapor Barrier Package Award work - Drywall, Framing, Fireproofing and Insulation for the building to be constructed upon the Real Estate, for the sum of \$1,109,600.00 (the "Subcontract"). Thereafter, Contractor directed RG to perform additional work pursuant to change orders, extra work orders and RG's proposals.

5. The Subcontract was entered into by Contractor and RG, and the work was performed by RG with the knowledge and consent of the Owner. Alternatively, Owner authorized or knowingly permitted Contractor to enter into agreements such as the Subcontract with RG, to improve the Real Estate. Alternatively, Owner authorized or knowingly permitted RG's work under the Subcontract relating to the Project.

6. At the special instance and request of Contractor and at the direction and with the consent of the Owner, Contractor issued multiple change orders and directed extra work be furnished having a value of at least \$118,876.15.

7. RG completed all of the work it was required and requested to perform and last performed work at the Project on June 30, 2017.

8. All prior lien waivers are revoked to the extent they are inconsistent with this notice and/or for which RG has not received payment.

9. The sum of \$157,030.15 is now due on RG's Subcontract calculated as follows:

Original Contract Amount	\$ 1,109,600.00
Change Orders/Extra Work	\$ 118,876.15
Revised Contract Amount	\$ 1,228,476.15
Less previous Paid to Date	<u>\$(1,071,446.00)</u>
Total Due (Amount of Lien)	\$ 157,030.15

UNOFFICIAL COPY

EXHIBIT "A"

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 ½ 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 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.

ADDRESS: 224-228 East Ontario Street
Chicago, IL

PINS: 17-10-203-015-0000
17-10-203-016-0000
17-10-203-017-0000

Exhibit A:

Page 4 of 4