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Recorder's Page

Doc# 1729729126 Fee \$32.00

Subcontractor's
Claim for Lien

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

Mitchell-Acoustical
Construction, Inc.

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/24/2017 04:42 PM PG: 1 OF 4

(156 W. Dundee Rd.
Wheeling, IL 60090)

Property of Cook County Clerk's Office

Mail To:
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SUBCONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR LIEN

The Claimant, MITCHELL ACOUSTICAL CONSTRUCTION, INC., of the City of Woodstock, County of McHenry, State of Illinois, hereby files Notice and Claim for Lien against LAKE SUPERIOR CONTRACTING, Contractor, of the City of Irving, County of Dallas, State of Texas, THE LASALLE GROUP, Owner, of the City of Irving, County of Dallas, State of Texas and WHEELING ASSISTED LIVING, LLC, Owner, of the City of Irving, County of Dallas, State of Texas, and any persons claiming to be interested in the Real Estate herein, and states:

That on or about November 10, 2016, and thereafter, the Owner owned the following described Real Estate in the County of Cook, State of Illinois, to-wit:

SEE LEGAL ATTACHED HERETO

P.I.N. 03-02-316-034-0000


commonly known as 156 W. Dundee Rd., Wheeling, IL 60090.

That on or about November 10, 2016, said Contractor made a subcontract with the Claimant to furnish labor, materials, equipment, and services, including, but not limited to, framing, drywall, insulation, ceiling, painting, and doors for the business located at 156 W. Dundee Rd., Wheeling, Illinois.

That, as of the date of filing of the instant instrument, Claimant's performance pursuant to the said subcontract is ongoing, furnishing such labor, materials, equipment and services necessary to fulfill Claimant's contract, to the value of **\$1,824,909.01**.

That said, Contractor is entitled to credits on account thereof to-wit: **\$993,345.19**, leaving due, unpaid and owing to the Claimant, after allowing such credits, the sum of **\$831,564.00**, for which, with interest, at the statutory rate of 10% per annum, the Claimant claims a lien on said land and improvements and on the monies or other consideration due or to become due from the Owner under said contract against said Contractor and Owner.

Mitchell Acoustical Construction, Inc.

BY: 

 Kevin M. Lochen, President

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LEGAL DESCRIPTION

FOR APN/PARCEL ID(s): 03-02-316-034, 03-02-316-033 and 03-02-316-020

PARCEL 1:

THAT PART OF LOT 2 IN CHRYSLER REALTY CORPORATION'S RESUBDIVISION OF LOT 4 IN WHEELING HEIGHTS, BEING A SUBDIVISION OF THE EAST 50.01 ACRES OF THE SKINNER FARM, IN THE SOUTHWEST QUARTER OF SECTION 2 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1972 AS DOCUMENT NUMBER 22070178, AND THAT PART OF LOT 79 IN HOLLAND'S RESUBDIVISION, RECORDED SEPTEMBER 16, 1955 AS DOCUMENT T1521040, IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 224.44 FEET; THENCE NORTH 61 DEGREES 53 MINUTES 23 SECONDS EAST 214.02 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 35 SECONDS EAST 259.05 FEET TO A POINT ON THE EAST LINE OF SAID LOT 79; THENCE SOUTH 48 DEGREES 15 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 79; THENCE SOUTH 48 DEGREES 15 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 79 A DISTANCE OF 268.18 FEET TO A POINT OF CURVATURE; THENCE SOUTH EASTERLY 68.41 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT (ALSO BEING THE EAST LINE OF SAID LOT 79) HAVING A RADIUS OF 254.94 FEET AND WHOSE CHORD BEARS SOUTH 40 DEGREES 33 MINUTES 59 SECONDS EAST 68.20 FEET TO A POINT ON THE WEST LINE OF THE PARCEL DEEDED TO THE STATE OF ILLINOIS DECEMBER 06, 2010 AS DOCUMENT NUMBER 1034046041; THENCE SOUTH 01 DEGREES 43 MINUTES 31 SECONDS EAST ALONG THE WEST LINE OF LAST DESCRIBED PARCEL 61.77 FEET TO A POINT ON THE NORTH OF LAST DESCRIBED PARCEL; THENCE SOUTH 88 DEGREES 16 MINUTES 36 SECONDS ALONG THE NORTH LINE OF SAID PARCEL; THENCE SOUTH 88 DEGREES 16 MINUTES 36 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL 45.00 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL; THENCE SOUTH 01 DEGREES 43 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 20.00 FEET TO THE NORTH LINE OF DUNDEE ROAD; THENCE SOUTH 88 DEGREES 16 MINUTES 36 SECONDS WEST 651.86 FEET, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ACCESS EASEMENT AND CONSTRUCTION AND MAINTENANCE AGREEMENT FOR THE COMMUNITY GARDEN FROM SHIR HADASH RECONSTRUCTIONIST SYNAGOGUE-CONGREGATION SHIR HADASH TO WHEELING MEMORY CARE, LLC DATED DECEMBER 11, 2014 AND RECORDED JANUARY 9, 2015 AS DOCUMENT NO. 1500922025 FOR USE AND ENJOYMENT OF THE COMMUNITY GARDEN, TOGETHER WITH INGRESS AND EGRESS OVER THE LAND CONTAINED IN EXHIBIT F OF SAID AGREEMENT.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY CROSS ACCESS AND ENTRY DRIVEWAY EASEMENT AND MAINTENANCE AND SHARED PARKING AGREEMENT DATED DECEMBER 11, 2014 AND RECORDED JANUARY 9, 2015 AS DOCUMENT NO. 1500922024.