

# UNOFFICIAL COPY



\*1800534087\*

Doc# 1800534087 Fee \$34.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/05/2018 03:38 PM PG: 1 OF 6

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )  
  
SUBCONTRACTOR'S  
CLAIM FOR MECHANICS  
LIEN

THE UNDERSIGNED LIEN CLAIMANT, Metropolitan Steel, Inc. ("Claimant"), an Illinois corporation, whose principal office is located at 1931 East 177<sup>th</sup> Street, Lansing, Illinois 60438, hereby records a Subcontractor's Claim for Mechanics Lien against Sinclair Apts LLC ("Owner"), who maintains an office at 600 W. Jackson Blvd., Suite 600, Chicago, Illinois 60661; New Albertson's, Inc. ("Tenant"), who maintains an office at 250 Park Center Blvd., Boise, Idaho 83706; James McHugh Construction Co. ("General Contractor"), who maintains an office at 1737 S. Michigan Ave., Chicago, Illinois 60616; Affordable Welding, US, Inc. ("First-Tier Subcontractor"), who maintains an office at 3100 E. 87<sup>th</sup> Street, Chicago, Illinois 60617; The Northwestern Mutual Life Insurance Company ("Lender"), who maintains an office at 720 E. Wisconsin Ave., Milwaukee, WI 53202; and, all other persons or entities having or claiming an interest in the below described property, and in support thereof states as follows:

1. On or about October 26, 2015, a deed was recorded evidencing Owner's record title ownership interest in the following described land in Cook County, Illinois, commonly known as 1201 N. LaSalle Street, Chicago, Illinois and 1210 N. Clark Street, Chicago, Illinois:

See Exhibit A

and having Permanent Index Numbers 17-04-222-060-0000, 17-04-222-059-0000, 17-04-222-044-0000 (referred to herein as the "Property").

2. After October 26, 2015, but prior to July 25, 2016, Owner, either on its own or by and through someone acting as its agent, or by and through an entity otherwise knowingly authorized to enter into contracts on its behalf, entered into a contract with the General Contractor (the "General Contract") for the construction of the Sinclair Apartments and a Jewel grocery store on the Property (the "Project").

3. After General Contractor entered into the General Contract, and prior to July 25, 2016, General Contractor entered into a subcontract with First-Tier Subcontractor ("First-Tier Subcontract") for the labor, materials, equipment and services to fabricate and install the following for the Project: elevator hoist beams at all elevators; tube steel with mounting plates and/or beam framing at floor to floor heights of 14 feet or greater within the elevator shafts over each divider beam; structural steel columns, beams, bracing, gussets, angles and additional support steel as required including, without limitation, at the Jewel mezzanine; and structural steel posts, kickers, and tube girts at roof screen.

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4. In a document bearing the date July 25, 2016, First-Tier Subcontractor entered into a subcontract with Claimant for Claimant to provide the labor and related services to install and erect the following for the Project: elevator hoist beams at all elevators; tube steel with mounting plates and/or beam framing at floor to floor heights of 14 feet or greater within the elevator shafts over each divider beam; structural steel columns, beams, bracing, gussets, angles and additional support steel as required including, without limitation, at the Jewel mezzanine; and structural steel posts, kickers, and tube girts at roof screen ("Claimant's Contract"). The original price for this work was Five Hundred Forty-Four Thousand Dollars (\$544,000.00).

5. Claimant was directed to perform additional and changed work, with the knowledge and consent of First-Tier Subcontractor, General Contractor and Owner, that increased the price of Claimant's Contract to Eight Hundred Thousand Seven Hundred Fifty-Five Dollars and Ninety Cents (\$800,755.90).

6. Claimant furnished all of the labor and related services required by Claimant's Contract, including the additional and changed work that it was directed to perform, all of which were incorporated into or used in the construction of the Property, thereby improving that Property. Claimant substantially completed its labor and related services on September 8, 2017.

7. On information and belief, the Owner had knowledge of and consented to Claimant's furnishing of the materials and services and in the improvement of the Property.

8. Claimant has been paid the total sum of Seven Hundred Thirty-One Thousand Three Hundred Twenty-Four Dollars and Thirteen Cents (\$731,324.13) for the labor and related services.

9. After allowing all due credits, there is unpaid, due and owing to Claimant the sum of Sixty-Nine Thousand Four Hundred Thirty-One Dollars and Seventy-Seven Cents (\$69,431.77), for which, with interest, the Claimant claims a mechanics lien against the Property and improvements, and on the monies or other considerations due or to become due General Contractor from the Owner, Tenant, or some other agent or authorized payor of the Owner and Tenant, and on the monies or other consideration due or to become due First-Tier Subcontractor from the General Contractor.

Metropolitan Steel, Inc.

By: Deb Ross  
Print Name: Deb Ross  
Print Title: Office Manager/Accounting

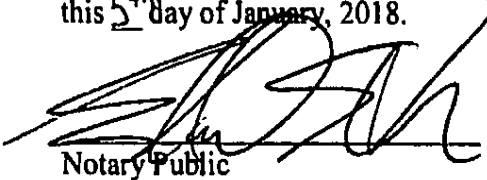
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STATE OF ILLINOIS        )  
                                       ) SS.  
 COUNTY OF COOK         )

The Affiant, Deb Ross, being first duly sworn on oath deposes and says that she is Office Manager/Accounting for Metropolitan Steel, Inc., Claimant, and an employee thereof, and that she has read the foregoing Subcontractor's Claim for Mechanics Lien and knows the contents thereof and that all statements therein contained are true.

By: Deb Ross  
 Print Name: Deb Ross  
 Print Title: Office Manager/Accounting

Subscribed and sworn to before me  
 this 5<sup>th</sup> day of January, 2018.

  
 Notary Public



Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A  
LEGAL DESCRIPTION****PARCEL 1 (Reference for convenience only: "Residential Parcel 2")**

A PARCEL OF LAND COMPRISING ALL OF LOT 16 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALSO THE NORTH 14 FEET OF WEST DIVISION STREET (AS WIDENED) LYING SOUTH AND ADJOINING SAID LOT 16 IN CHICAGO LAND COMMISSION NUMBER 3, ALL IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1201 N. LaSALLE STREET  
CHICAGO, ILLINOIS 60610  
PIN: 17-04-222-060-0000

**PARCEL 2 (Reference for convenience only: "Residential Parcel 4")**

THAT PART OF A NORTH-SOUTH 18 FOOT WIDE PUBLIC ALLEY LYING EAST OF LOT 16 AND LYING WEST OF LOT 17, IN CHICAGO LAND CLEARANCE COMMISSION NO. 3, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT NO. 18461871, APRIL 30, 1962 AS DOCUMENT NO. 18461872, AND MAY 4, 1962 AS DOCUMENT NO. T-2032004, IN COOK COUNTY, ILLINOIS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 16, SAID LINE BEING ALSO THE WEST LINE OF SAID NORTH-SOUTH 18.0 FOOT WIDE PUBLIC ALLEY, A DISTANCE OF 31.0 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS EAST, 18.00 FEET TO A POINT IN THE WEST LINE OF SAID LOT 17, SAID WEST LINE BEING ALSO THE EAST LINE OF SAID NORTH-SOUTH 18.0 FOOT WIDE PUBLIC ALLEY; THENCE SOUTH 00 DEGREES 01 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE OF LOT 17, 69.67 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 50 SECONDS WEST, 18.00 FEET TO A POINT IN THE EAST LINE OF LOT 16; THENCE NORTH 00 DEGREES 01 MINUTES 25 SECONDS WEST, ALONG SAID EAST LINE OF LOT 16, 69.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Part of northsouth alley located at 1210 N. Clark Street, Chicago, Illinois 60610 abutting PINs 17-04-222-059-0000 and 17-04-222-060-0000, just vacated  
No PIN

**UNOFFICIAL COPY****PARCEL 3 (Reference for convenience only: "Residential Parcel 3")**

ALL OF LOTS 4, 5 AND 6 IN JAMES A. CAROLIN'S SUBDIVISION OF LOTS 31 AND 32 OF BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE EAST 5 FEET OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST OF AND ADJOINING AFORESAID LOTS 4, 5 AND 6, IN JAMES A. CAROLIN'S SUBDIVISION IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ALL IN THE CITY OF CHICAGO, STATE OF ILLINOIS AND LYING AT OR ABOVE THE ELEVATION OF 54.38 (CCD).

ADDRESS: 1210 N. CLARK STREET  
CHICAGO, ILLINOIS 60610  
PIN: Part of 17-04-222-044-0000

**ALSO**

LOT 17 IN CHICAGO LAND COMMISSION NUMBER 3, IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID LOT 17, THE FOLLOWING DESCRIBED LAND: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE SOUTH 89 DEGREES 52 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 10 FEET THENCE SOUTH 45 DEGREES 01 MINUTES 59 SECONDS WEST, A DISTANCE OF 14.12 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 25 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING), ALL IN THE CITY OF CHICAGO, STATE OF ILLINOIS, ALSO THE NORTH 14 FEET OF WEST DIVISION STREET (AS WIDENED) LYING SOUTH OF AND ADJOINING SAID LOT 17, IN CHICAGO LAND COMMISSION NUMBER 3, IN THE NORTH EAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALL IN COOK COUNTY, ILLINOIS,

ALL IN THE CITY OF CHICAGO, STATE OF ILLINOIS AND LYING AT OR ABOVE THE ELEVATION OF 54.38 (CCD).

ADDRESS: 1210 N. CLARK STREET  
CHICAGO, ILLINOIS 60610  
PIN: Part of 17-04-222-059-0000  
COUNTY, ILLINOIS.

(continued on the following page)

Legal Description Exhibit (Page 2 of Three Pages)

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**PARCEL 4 EASEMENTS:**

TOGETHER WITH PARCELS 1, 2, AND 3, THE NON-EXCLUSIVE EASEMENTS IN FAVOR OF THE RESIDENTIAL PROPERTY FOR SUPPORT AND MAINTENANCE OF SHARED STRUCTURAL SUPPORTS AND FACILITIES, FOR ACCESS TO AND USE OF UTILITY SERVICES, FOR ENCROACHMENTS, FOR USE OF COMMON WALLS, FLOORS, AND CEILINGS, FOR INGRESS AND EGRESS PROVIDING ACCESS NECESSARY TO EXERCISE RIGHTS IN OTHER EASEMENTS AND RIGHTS OF SELF-HELP, AND FOR PASSAGE THROUGH AND MAINTENANCE OF GARAGE APPURTENANCES, IN THOSE PORTIONS OF THE COMMERCIAL PROPERTY DESCRIBED IN AND AS GRANTED, DEFINED, AND LIMITED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 1210 N. CLARK STREET, CHICAGO, ILLINOIS 60610, BY JEWEL FOOD STORES, INC. AND SINCLAIR APTS LLC, DULY RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS.

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