

# UNOFFICIAL COPY

MECHANIC'S LIEN:

**CLAIM**

Doc#: 1801918093 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/19/2018 11:35 AM Pg: 1 of 6

STATE OF ILLINOIS        }  
  }  
COUNTY OF Cook        }

SCURTO CEMENT CONSTRUCTION, LTD.

**CLAIMANT**

-VS-

PRII Pulaski Industrial LLC  
Nealey's Foods, Inc.  
JPMorgan Chase Bank, NA, as Administrative Agent  
UNITED INSULATED STRUCTURES CORP.

**DEFENDANT(S)**

The claimant, **SCURTO CEMENT CONSTRUCTION, LTD.** of Gilberts, IL, 60136 County of **Kane**, hereby files a claim for lien against **UNITED INSULATED STRUCTURES CORP.**, contractor of 5430 St. Charles Road, Berkeley, IL and **PRII Pulaski Industrial LLC** Madison, NJ 07940 **Nealey's Foods, Inc. (Lessee)** Chicago, IL 60607 {hereinafter collectively referred to as "owner(s)"} and **JPMorgan Chase Bank, NA, as Administrative Agent** Columbus, OH43240 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **2/20/2017**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address:        **Nealey's Foods 3348 S. Pulaski Road Chicago, IL 60623**  
A/K/A:                   **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**  
A/K/A:                   **Tax# 16-34-210-002; 16-34-210-007; 16-34-210-008; 16-34-501-017**

and **UNITED INSULATED STRUCTURES CORP.** was the owner's contractor, or in the alternative, Lessee's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **2/20/2017**, said contractor made a subcontract with the claimant and said contract was memorialized on **2/23/2017**, to provide **labor and materials for concrete work** for and in said improvement, and that on or about **9/28/2017** the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$976,000.00
Change Orders/Extras	\$10,426.00
Credits	\$ .00
Work Not Performed	\$ .00
Payments	\$888,314.00
Total Balance Due	\$98,112.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Ninety Eight Thousand One Hundred Twelve Dollars and 00/100 (\$98,112.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on November 30, 2017.

**SCURTO CEMENT CONSTRUCTION, LTD.**

  
\_\_\_\_\_  
David Scurto President

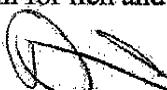
Prepared By:

**SCURTO CEMENT CONSTRUCTION, LTD.**  
389 Sola Drive,  
Gilberts, IL 60136

**VERIFICATION**

State of IL  
County of Kane

The affiant, David Scurto, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true.

  
\_\_\_\_\_  
David Scurto President

Subscribed and sworn before me this November 30, 2017.

  
\_\_\_\_\_  
Notary Public's Signature



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## EXHIBIT A

### Legal Description

#### PARCEL A:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A STRIP, PIECE, BELT OR PARCEL OF LAND 50 FEET IN WIDTH BEING 25 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE TO WIT:

COMMENCING AT A POINT IN THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 225 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 333 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVED LINE (CONVEX SOUTH), HAVING A RADIUS OF 1528.14 FEET, 323 FEET TO A POINT OF TANGENT; THENCE NORTHWESTERLY ALONG A LINE TANGENT TO SAID CURVED LINE, 152.02 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE (CONVEX NORTH), HAVING A RADIUS OF 1528.14 FEET, 323 FEET TO A POINT OF TANGENT; THENCE WEST ALONG A LINE TANGENT TO SAID CURVED LINE AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, 201.45 FEET TO A POINT IN THE WEST LINE OF SAID SOUTHEAST QUARTER, DISTANT 125 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER. EXCEPTING FROM THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34 THE SOUTH 600 FEET THEREOF.

ALSO EXCEPTING FROM SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, 150 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, THENCE EAST ALONG A STRAIGHT LINE, PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, BEING THE SOUTH LINE OF THE RIGHT OF WAY OF CHICAGO AND ILLINOIS WESTERN RAILROAD, A DISTANCE OF 201.43 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CHICAGO AND ILLINOIS WESTERN RAILROAD, BEING A CURVED LINE, CONVEX NORTHERLY, TANGENT TO THE LAST DESCRIBED LINE AND HAVING A RADIUS OF 1503.14 FEET, A DISTANCE OF 317.74 FEET; THENCE CONTINUING SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD, BEING A STRAIGHT LINE TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 64.54 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 197 FEET SOUTH OF SAID NORTH LINE

Exhibit A

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OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 579.88 FEET TO SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL B:

AN IRREGULAR PARCEL OF LAND OFF THE SOUTHERLY SIDE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY'S RIGHT OF WAY IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF S. PULASKI ROAD AND THE SAID RAILROAD COMPANY'S SOUTHERLY RIGHT OF WAY LINE, SAID POINT BEING 33 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND 250 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, MEASURED AT RIGHT ANGLES THERETO; THENCE NORTH ALONG SAID WEST LINE OF S. PULASKI ROAD, 10 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 149.80 FEET; THENCE NORTH AT A RIGHT ANGLE 4 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 196 FEET; THENCE NORTH AT RIGHT ANGLES, 8.20 FEET TO A CORNER IN EXISTING FENCE; THENCE WEST PARALLEL WITH SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALONG SAID EXISTING FENCE; 70 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG SAID EXISTING FENCE ON A CURVE TO THE RIGHT, CONVEX SOUTHERLY, HAVING A RADIUS OF 1048.50 FEET, A DISTANCE OF 155.57 FEET TO A POINT OF TANGENT; THENCE CONTINUING NORTHWESTERLY ALONG SAID FENCE, TANGENT TO THE LAST DESCRIBED COURSE, 142.50 FEET; THENCE SOUTHWESTERLY, AT A RIGHT ANGLE ALONG SAID FENCE, 3.40 FEET TO A POINT IN SAID RAILROAD COMPANY'S SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE 87.48 FEET, MORE OR LESS, TO AN IRON PIPE, BEING THE POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ON A CURVE TO THE LEFT, CONVEX SOUTHERLY, HAVING A RADIUS OF FEET, A DISTANCE OF 328.28 FEET TO POINT OF TANGENT; THENCE CONTINUING EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TANGENT TO LAST DESCRIBED COURSE, PARALLEL WITH SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, 300 FEET TO THE POINT OF BEGINNING, EXCEPT ALL THE OIL, COAL, GAS, SULPHUR, AND OTHER MINERALS AND ANY INTERESTS, RIGHT OR TITLE OF ANY KIND OR CHARACTER WHATSOEVER IN SAID MINERALS IN, UNDER, UPON OR PRODUCED FROM ANY OF THE PROPERTY CONVEYED, IN COOK COUNTY, ILLINOIS.

Exhibit A

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## PARCEL C:

A PARCEL OF LAND, BEING A PART OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD'S PROPERTY, SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE WHICH IS 236 FEET SOUTH OF AN PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 AND 182.80 FEET WEST OF THE EAST LINE OF SAID SECTION 34; THENCE WEST PARALLEL WITH AND 236 FEET SOUTH OF SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 34, A DISTANCE OF 196 FEET; THENCE NORTH AT RIGHT ANGLES, 6.95 FEET; THENCE EAST AT A RIGHT ANGLE, 16 FEET; THENCE NORTH AT A RIGHT ANGLE 1.50 FEET; THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 180 FEET TO A POINT 7.95 FEET NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 7.95 FEET TO THE POINT OF BEGINNING, EXCEPT ALL THE OIL, COALS, GAS, SULPHUR, AND OTHER MINERALS AND ANY INTEREST, RIGHT OR TITLE OF ANY KIND OR CHARACTER WHATSOEVER IN SAID MINERALS IN, UNDER, UPON OR PRODUCED FROM ANY OF THE PROPERTY CONVEYED, IN COOK COUNTY, ILLINOIS.

TRACTS A, B AND C ALSO DESCRIBED AS:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, 249.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 21 MINUTES 07 SECONDS EAST (BEING AN ASSUMED BEARING) ALONG SAID EAST LINE 476.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 600 FEET OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 83 DEGREES 41 MINUTES 01 SECONDS WEST ALONG LAST DESCRIBED LINE 1324.51 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 16 MINUTES 32 SECONDS WEST ALONG LAST DESCRIBED LINE 531.12 FEET TO A POINT ON A LINE 197.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 45 MINUTES 33 SECONDS EAST ALONG LAST DESCRIBED LINE 579.32 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD'S PROPERTY; THENCE NORTH 16 DEGREES 05 MINUTES 00 SECONDS EAST 1.87 FEET TO A POINT ON THE NORTHERLY LINE OF PARCEL "B" AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AUGUST 01, 2014 AS DOCUMENT NUMBER 1421329012; THENCE SOUTH 82 DEGREES 44 MINUTES 23

Exhibit A



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SECONDS EAST ALONG THE LAST DESCRIBED LINE 142.50 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 155.57 FEET ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "B" HAVING A RADIUS OF 1048.50 FEET AND WHOSE CHORD BEARS SOUTH 86 DEGREES 59 MINUTES 25 SECONDS EAST 155.43 FEET TO A POINT OF TANGENCY; THENCE NORTH 88 DEGREES 45 MINUTES 33 SECONDS EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALSO BEING THE NORTHERLY LINE OF SAID PARCEL "B" 70.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 27 SECONDS EAST PERPENDICULAR TO THE LAST DESCRIBED LINE 1.25 FEET TO A POINT ON THE NORTH LINE OF PARCEL "C" AS DESCRIBED IN SAID DEED; THENCE NORTH 88 DEGREES 45 MINUTES 33 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID LINE ALSO BEING THE NORTH LINE OF PARCEL "C" 16.00 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 27 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL "C" 1.50 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL "C" 180.00 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "C" 7.95 FEET; THENCE SOUTH 01 DEGREES 14 MINUTES 27 SECONDS EAST PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 4.00 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 33 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 149.08 FEET TO A POINT ON THE WEST LINE OF SOUTH PULASKI AVENUE AS OCCUPIED; THENCE SOUTH 01 DEGREES 21 MINUTES 07 SECONDS EAST ALONG LAST DESCRIBED LINE 10.00 FEET; THENCE NORTH 88 DEGREES 38 MINUTES 53 SECONDS EAST PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER 33.00 FEET; TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 16-34-201-002-0000  
 16-34-210-007-0000  
 16-34-210-008-0000  
 16-34-501-017-0000

Commonly known as: 3348 South Pulaski Road, Chicago, Illinois

Exhibit A