

# UNOFFICIAL COPY

Doc#: 1807106132 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/12/2018 12:32 PM Pg: 1 of 4

00748

*FOR RECORDER'S USE ONLY*

## **SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN**

TO: VIA CERTIFIED MAIL R/R  
WD Exchange LLC  
c/o Lance M. Chodry, Reg. Agent  
401 N. Michigan Avenue  
24th Floor  
Chicago, IL 60611

VIA CERTIFIED MAIL R/R  
Parkway Bank and Trust Company  
c/o Commercial Lending  
39 N. Morgan  
Chicago, IL 60607

VIA CERTIFIED MAIL R/R  
Petore Associates, Inc., d/b/a Petore  
Construction  
c/o Registered Agents, Inc., Reg. Agent  
1900 E. Golf Road, Suite 950A  
Schaumburg, IL 60173

VIA CERTIFIED MAIL R/R  
Burlington Coat Factory of Illinois, LLC  
c/o Illinois Corporation Service C, Reg.  
Agent  
801 Adlai Stevenson Dr.  
Springfield, IL 62703

THE CLAIMANT, **MGD Electric, Inc.**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **WD Exchange LLC**, owner, **Burlington Coat Factory of Illinois, LLC**, tenant. (collectively the "Owners"), **Petore Associates, Inc., d/b/a Petore Construction**, general contractor, **Parkway Bank and Trust Company**, mortgagee, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all times, relevant hereto and continuing to the present, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: Exhibit A

P.I.N.s: 13-34-311-003-0000; 13-34-311-006-0000; and 13-34-311-007-0000

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which property is commonly known as Burlington Coat Factory, 1710 N. Kostner Avenue, Chicago, Illinois.

2. On information and belief, the **Owners** contracted with **Petore Associates, Inc.**, d/b/a **Petore Construction** for certain improvements to said premises.

3. Subsequent thereto, **Petore Associates, Inc.**, d/b/a **Petore Construction** entered into an agreement with the Claimant to perform electrical work at said premises.

4. The Claimant completed its work under its subcontract on December 20, 2017, which entailed the delivery of said labor and materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Ninety Thousand Eighty-One and 46/100 Dollars (\$90,081.46)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

6. Claimant claims a lien on the real estate and against the interest of the **Owners**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights), and on the monies or other consideration due or to become due from the **Owners** under said contract against said contractor, in the amount of **Ninety Thousand Eighty-One and 46/100 Dollars (\$90,081.46)** plus interest.

Dated: March 5, 2018

**MGD ELECTRIC, INC.**,  
an Illinois corporation.

By: \_\_\_\_\_

One of its attorneys

**This notice was prepared by and  
after recording should be returned to:**

Mark B. Grzymala  
GRZYMALA LAW OFFICES, P.C.  
10024 Skokie Blvd. Suite 206  
Skokie, Illinois 60077  
p: 847.920.7286  
e: mark@grzymalalaw.com

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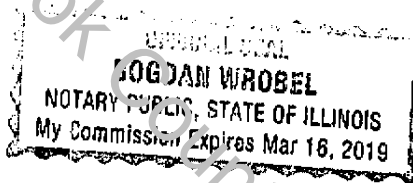
## VERIFICATION

The undersigned, Danuz Grawe - President being first duly sworn, on oath deposes and states that s/he is an authorized representative of **MGD ELECTRIC, INC.**, that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.

Danuz Grawe - President

SUBSCRIBED AND SWORN to  
before me this 5 day  
of March 2018.

[Signature]  
Notary Public





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## CHICAGO TITLE INSURANCE COMPANY

### PROPERTY INFORMATION REPORT

ORDER NO.: 1408    H25410416    HE

#### D. Legal Description

##### PARCEL 1:

THAT PART OF BLOCK 2 IN HAMILTON'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING IN THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 (EXCEPT THAT PART OF SAID PREMISES CONVEYED BY DAVID H. HAMILTON AND WIFE TO THE CITY OF CHICAGO BY DEED DATED 07/31/1891 AND RECORDED 08/26/1891, AS DOCUMENT NO. 1525724, IN BOOK 3691, PAGE 61, AND EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR PART OF WEST 45TH STREET (KILBOURN AVENUE) AND EXCEPT THAT PART OF SAID PREMISES CONVEYED TO CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY BY DEED OF TRUST RECORDED 10/13/1909, IN BOOK 10627, PAGE 178, AS DOCUMENT NO. 4451698, AND EXCEPT THAT PART OF SAID PREMISES DEDICATED FOR A PUBLIC STREET BY PLAT OF DEDICATION RECORDED IN BOOK 983, OF PLATS PAGE 8, AS DOCUMENT NO. 22547118, AND EXCEPT THAT PART OF SAID PREMISES LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

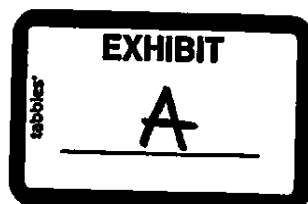
COMMENCING AT THE INTERSECTION OF THE EAST LINE OF 45TH STREET (KILBOURN AVENUE) AND THE NORTH LINE OF GRAND AVENUE; THENCE NORTHERLY 330.31 FEET ALONG SAID EAST LINE FOR A POINT OF BEGINNING; THENCE EASTERLY 189.45 FEET ALONG A LINE FORMING AN ANGLE OF 90 DEGREES 11 MINUTES 21 SECONDS WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM; THENCE NORTHERLY, 14.05 FEET ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES 49 SECONDS WITH THE LAST DESCRIBED COURSE, AS MEASURED CLOCKWISE THEREFROM; THENCE EASTERLY 309.87 FEET TO A POINT ON THE WEST LINE OF KOSTNER AVENUE FOR A POINT OF TERMINUS OF THE HEREON DESCRIBED LINE, SAID POINT BEING 676.45 FEET NORTHERLY, AS MEASURED ALONG SAID WEST LINE, OF THE SOUTHEAST CORNER OF BLOCK 2 IN HAMILTON'S SUBDIVISION AFORESAID) IN COOK COUNTY, ILLINOIS.

##### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, CONTAINED IN THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENT MADE DECEMBER 29, 1999 BY AND BETWEEN JETCO PROPERTIES, INC. AND KRC KOSTNER, 853 INC. RECORDED JANUARY 14, 2000 AS DOCUMENT NUMBER 00036798 AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS MADE JANUARY 13, 2004 BY AND BETWEEN JETCO PROPERTIES, INC. AND SPIEGEL & TICKMAN III, LLC RECORDED JANUARY 20, 2004 AS DOCUMENT NUMBER 0402619101.

##### PARCEL 3:

PART OF BLOCK 2 IN HAMILTON'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST HALF OF THE SOUTHWEST QUARTET OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO WIT; BEGINNING AT A POINT IN THE EAST LINE OF BLOCK 2, BEING THE WEST LINE OF COLUMBIA (NOW KOSTNER) AVENUE 489.6 FEET NORTH OF THE SOUTH LINE OF SECTION 34; THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 50 FEET; THENCE WEST OF A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 125 FEET WEST TO A 16-FOOT ALLEY; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY 50 FEET; THENCE EAST ALONG THE SOUTH LINE OF A 16-FOOT ALLEY 125 FEET TO THE PLACE OF BEGINNING, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.



BORROWER NAME AND ADDRESS:  
N/A

PERMANENT REAL ESTATE INDEX NUMBER:  
SEE BELOW