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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2018 09:08 AM PG: 1 OF 9

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R

Walsh Construction Company II, LLC
c/o Peter Glimco, Reg. Agent
929 W. Adams Street
Chicago, IL 60607

VIA CERTIFIED MAIL R/R

Rush Oak Park Hospital Inc.
c/o Carl Bergetz, Reg. Agent
1700 W. Van Buren St., Suite 301
Chicago, IL 60612

VIA CERTIFIED MAIL R/R

Maple Ave Medical, LLC
c/o Bradley Associates, L.L.C., Manager
111 E. Wacker Dr., Suite 900
Chicago, IL 60601

VIA CERTIFIED MAIL R/R

ET Medical, LLC
c/o Z.E. Taheri, Manager
111 E. Wacker Dr., Suite 900
Chicago, IL 60601

VIA CERTIFIED MAIL R/R

HL Medical, LLC
c/o Len Lichterman, Manager
111 E. Wacker Dr., Suite 900
Chicago, IL 60601

VIA CERTIFIED MAIL R/R

GL Medical, LLC
c/o Geraldine Lichterman, Manager
111 E. Wacker Dr., Suite 900
Chicago, IL 60601

VIA CERTIFIED MAIL R/R

Allstate Life Insurance Company
c/o Commercial Lending
3075 Sanders Road
Northbrook, IL 60062

VIA CERTIFIED MAIL R/R

Allstate Life Insurance Company of New York
c/o Commercial Lending
878 Veteran's Memorial Highway, Suite 400
Hauppauge, NY 11788

CCRD REVIEW 

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Rush-Presbyterian-St. Luke's Medical Center
 c/o Carl Bergetz, Reg. Agent
 1700 W. Van Buren St., Suite 301
 Chicago, IL 60612

VIA CERTIFIED MAIL R/R

T-Mobile Central LLC
 c/o Illinois Corporation Service C, Reg. Agent
 801 Adlai Stevenson Drive
 Springfield, IL 62703

VIA CERTIFIED MAIL R/R

MD7 Capital Three, LLC
 c/o Michael Fraunces, President
 3721 Valley Centre Drive, Suite 303
 San Diego, CA 92130

THE CLAIMANT, **Hayward Baker, Inc.**, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Maple Ave Medical, LLC**, owner, **ET Medical, LLC**, owner, **HL Medical, LLC**, owner, **GL Medical, LLC**, owner, **Rush Oak Park Hospital, Inc.**, tenant (the "Owners"), **Walsh Construction Company II, LLC**, general contractor, **Allstate Life Insurance Company**, mortgagee **Allstate Life Insurance Company of New York**, mortgagee, **Rush-Presbyterian-St. Luke's Medical Center**, interested party, **T-Mobile Central LLC**, interested party, **MD7 Capital Three, LLC**, interested party, 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: See Exhibit A.

P.I.N.s: 16-18-101-001-0000; 16-18-101-002-0000; 16-18-101-003-0000;
 16-18-101-004-0000; 16-18-101-005-0000; 16-18-101-006-0000;
 16-18-101-007-0000; 16-18-101-008-0000; 16-18-101-009-0000;
 16-18-101-010-0000; 16-18-101-012-0000; 16-19-110-006-0000;
 16-18-110-015-0000; 16-18-110-016-0000; 16-18-110-022-0000;
 16-18-110-023-0000; and 16-18-110-024-0000

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which property is commonly known as Rush Oak Park Hospital, 520 S. Maple Avenue, Oak Park, Illinois 60304.

2. On information and belief, **Owners** contracted with **Walsh Construction Company II, LLC** for certain improvements to said premises.

3. Subsequent thereto, on or about August 10, 2017, **Walsh Construction Company II, LLC** entered into a subcontract agreement with the **Claimant** to furnish labor and materials to perform pile driving and sheeting work at said premises.

4. The **Claimant** partially finished its work under its subcontract on December 7, 2017, which entailed the delivery of said labor and materials. The **Claimant** is expected to resume furnishing to this Project under said subcontractor.

5. As of December 7, 2017, there is due, unpaid and owing to the **Claimant**, after allowing all credits and payments, the principal sum of **Two Hundred Sixteen Thousand Seven Hundred Eighty-Seven and 00/100 Dollars (\$216,787.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

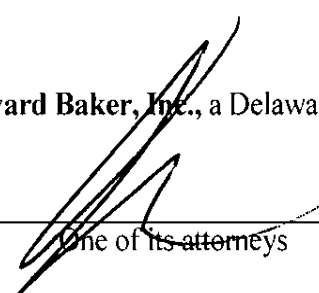
6. **Claimant** claims a lien on the real estate and against the interest of the **Owners**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owners** under said contract against said contractor, in the amount of **Two Hundred Sixteen Thousand Seven Hundred Eighty-Seven and 00/100 Dollars (\$216,787.00)** plus interest as of December 7, 2017.

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7. Claimant reserves the right to assert additional lien claims for labor and materials furnished after December 7, 2017.

Dated: March 6, 2018

Hayward Baker, Inc., a Delaware 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
(847) 920-7286
mark@grzymalalaw.com

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VERIFICATION

The undersigned, Michael Balducci being first duly sworn, on oath deposes and states that s/he is an authorized representative of **Hayward Baker, 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.

Michael P. Balducci

SUBSCRIBED AND SWORN to
before me this 6th day
of March, 2018

Angel Marie Breeden
Notary Public

Angel Marie Breeden
Notary Public
Harford County
Maryland
My Commission Expires 10/12/2020

Property of Cook County Clerk's Office



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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT



ORDER NO.: 1408 H25410548 HE

D. Legal Description

AFFECTING PINS 16-18-101-001-0000 THRU 16-18-101-012-0000:

LOTS 1 TO 16, INCLUSIVE, AND THE VACATED 18-FOOT EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 TO 14, INCLUSIVE, AFORESAID, AND NORTH OF AND ADJOINING LOTS 15 AND 16 AFORESAID (EXTENDED ACROSS THE VACATED NORTH AND SOUTH ALLEY) AND THE VACATED 18-FOOT NORTH AND SOUTH ALLEY LYING BETWEEN LOTS 15 AND 16, IN THE SUBDIVISION OF LOTS 1 TO 4, IN BLOCK 2 AND LOTS 1 TO 4 IN BLOCK 3 AND ALLEY BETWEEN LOTS 1, 2 AND THE NORTH 43 FEET OF LOT 3, IN BLOCK 2, AND LOTS 1, 2, AND THE NORTH 43 FEET OF LOT 3, IN BLOCK 3, IN WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF LOT 1 (EXCEPT THE EAST 40 ACRES THEREOF), IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO,

LOTS 5 TO 9, INCLUSIVE, IN BLOCK 2, AND LOTS 5 TO 9, INCLUSIVE, IN BLOCK 3 AND THE VACATED 18-FOOT NORTH AND SOUTH ALLEY LYING BETWEEN LOTS 5, 6, 7, 8 AND 9 IN BLOCK 2, AND LOTS 5, 8, 7, 8 AND 9 IN BLOCK 3, IN WILSON'S ADDITION TO OAK PARK, AFORESAID;

ALSO,

THAT PART OF WEST MONROE STREET VACATED PER DOCUMENT NO. 20181526 IN W. J. WILSON'S ADDITION TO OAK PARK AFORESAID, LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 3 TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 6 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7 AFORESAID; THENCE NORTH 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 AFORESAID; THENCE WEST, ALONG THE SOUTH LINE OF LOT 9 AFORESAID AND ITS WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 9 IN BLOCK 3 AFORESAID, 216.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, PERPENDICULAR TO THE AFORESAID LINE, 32.20 FEET; THENCE WEST, PERPENDICULAR TO THE AFORESAID LINE, 142.03 FEET TO A POINT ON A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 3 AFORESAID TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 6 AFORESAID; THENCE NORTH ON THE AFORESAID DESCRIBED LINE, 32.20 FEET TO THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 3 AFORESAID; THENCE EAST, ALONG THE SOUTH LINE OF LOT 9 IN BLOCK 3 AFORESAID, 142.16 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

AFFECTING PINS 16-18-110-006-0000, 16-18-110-015-0000, 16-18-110-016-0000, 16-18-110-022-0000, 16-18-110-023-0000, 16-18-110-024-0000:

PARCEL 1:

LOTS 1, 2 AND 3, EXCEPT THE SOUTH 11.50 FEET OF SAID LOT 3, LOT 4, EXCEPT THE NORTH 8.50 FEET OF SAID LOT 4 AND LOT 5 IN BLOCK 6 AND LOTS 1 TO 5, INCLUSIVE, IN BLOCK 7, TOGETHER WITH THE NORTH AND SOUTH 18 FOOT PUBLIC ALLEY VACATED PER DOCUMENT NO. 20181526 LYING BETWEEN THE EAST LINE OF SAID BLOCK 6 AND THE WEST LINE OF SAID BLOCK 7, LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF THE AFORESAID LOT 1 IN SAID BLOCK 6 TO THE NORTHWEST CORNER OF THE AFORESAID LOT 1 IN SAID BLOCK 7, AND LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 11.50 FEET OF THE AFORESAID LOT 3 IN SAID BLOCK 6 ALL IN W.J.

BORROWER NAME AND ADDRESS:
N/A

PERMANENT REAL ESTATE INDEX NUMBER:
SEE BELOW



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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

ORDER NO.: 1408 H25410548 HE

WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THAT PART OF THE VACATED NORTH AND SOUTH 18-FOOT PUBLIC ALLEY LYING BETWEEN THE EAST LINE OF BLOCK 6 AND THE WEST LINE OF BLOCK 7, LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 11.50 FEET OF LOT 3 IN SAID BLOCK 6, LYING NORTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 6 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID BLOCK 7 ALL IN W.J. WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY ORDINANCE RECORDED DECEMBER 21, 1999 AS DOCUMENT NUMBER 09184813 AND RE-RECORDED JANUARY 26, 2000 AS DOCUMENT NUMBER 00065870;

ALSO

THAT PART OF THE VACATED EAST AND WEST 20-FOOT PUBLIC ALLEY LYING BETWEEN THE NORTH LINE OF THE SOUTH 11.50 FEET OF LOT 3 AND THE SOUTH LINE OF THE NORTH 8.50 FEET OF LOT 4 IN BLOCK 6 IN W. J. WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY ORDINANCE RECORDED DECEMBER 21, 1999 AS DOCUMENT NUMBER 09184813 AND RE-RECORDED JANUARY 26, 2000 AS DOCUMENT NUMBER 00065870;

ALSO

THAT PART OF WEST MONROE STREET VACATED PER DOCUMENT NUMBER 20181526 IN W. J. WILSON'S ADDITION TO OAK PARK LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 3 TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 6 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7 AFORESAID; THENCE NORTH 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 AFORESAID THENCE WEST, ALONG THE SOUTH LINE OF LOT 9 AFORESAID AND ITS WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 9 IN BLOCK 3 AFORESAID, 216.90 FEET; THENCE SOUTH PERPENDICULAR TO THE AFORESAID LINE, 32.20 FEET; THENCE WEST, PERPENDICULAR TO THE AFORESAID LINE, 142.03 FEET TO A POINT ON THE LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 3 AFORESAID TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 6 AFORESAID; THENCE SOUTH ON THE AFORESAID DESCRIBED LINE 33.80 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 6 AFORESAID; THENCE EAST, ALONG THE NORTH LINE OF LOT 1 IN BLOCK 6 AFORESAID AND ITS EASTERLY EXTENSION AND THE NORTH LINE OF LOT 1 IN BLOCK 7 AFORESAID, 359.06 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, SAID ADDITION BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS TO, INGRESS AND EGRESS OVER THE WISCONSIN AVENUE EASEMENT AREA DESCRIBED AS FOLLOWS:

THAT PORTION OF WISCONSIN AVENUE LYING WEST OF AND ADJACENT TO LOTS 24 TO 35 OF THE



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PROPERTY INFORMATION REPORT

ORDER NO.: 1408 H25410548 HE

SUBDIVISION OF BLOCK 2 IN WALLEN AND PROBST'S ADDITION TO OAK PARK, A SUBDIVISION OF PART OF LOT 1 IN B.F. JERVIS' SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE PERPETUAL RIGHT AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS TO AND INGRESS AND EGRESS OVER, ACCESS THERETO AND THE PERPETUAL RIGHT AND EASEMENT TO PARK VEHICLES WITHIN THE PARKING GARAGE DESCRIBED AS FOLLOWS:

ALL OF LOTS 24 TO 35, BOTH INCLUSIVE, IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 2, 3, 4, 5, 6, 7, 8 AND 9 OF WALLEN AND PROBST'S ADDITION TO OAK PARK IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL RIGHT AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS TO AND INGRESS AND EGRESS OVER, AND CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A SURFACE PARKING LOT AND THE PERPETUAL RIGHT AND EASEMENT TO PARK VEHICLES THEREON, DESCRIBED AS FOLLOWS:

LOT 5 (EXCEPT THE NORTH 43 FEET THEREOF) TOGETHER WITH LOTS 6 TO 9, INCLUSIVE, IN BLOCK 4 IN W.J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION OF ALL OF LOT 1 (EXCEPT THE EAST 40 ACRES THEREOF) IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EXCLUSIVE RIGHT AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL FOR THE PURPOSE OF CONNECTING THE PEDESTRIAN CORRIDOR TO THE HOSPITAL AS DISCLOSED ON EXHIBIT "C" ATTACHED TO SAID AGREEMENT.

PARCEL 6:

EXCLUSIVE RIGHT AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL FOR THE PURPOSE OF PEDESTRIAN ACCESS, INGRESS AND EGRESS THROUGH THE PEDESTRIAN CORRIDOR (WHEN COMPLETED) BETWEEN THE MEDICAL OFFICE BUILDING AND THE HOSPITAL AS DISCLOSED ON SKETCH ATTACHED AS EXHIBIT "C" TO SAID AGREEMENT.

PARCEL 7:

MUTUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED

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CHICAGO TITLE INSURANCE COMPANY**PROPERTY INFORMATION REPORT**

ORDER NO.: 1408 H25410548 HE

DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL UPON, UNDER, OVER, ACROSS AND ALONG A STRIP OF LAND FIFTEEN (15) FEET INTO EACH OF THE PARTNERS 99 PROPERTY AND THE HOSPITAL PROPERTY FOR THE PURPOSE OF CONTINUED MAINTENANCE OF THE EASEMENT AND IMPROVEMENTS.

PARCEL 8:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL IN, OVER, UNDER, UPON, AND ACROSS THE DRIVEWAY EASEMENT AREA AS DISCLOSED ON EXHIBIT "C" OF SAID AGREEMENT FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING A DRIVEWAY, SIDEWALKS AND OTHER IMPROVEMENTS.

PARCEL 9:

MUTUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL IN, OVER, UNDER, UPON, AND ACROSS THE DRIVEWAY EASEMENT AREA AS DISCLOSED ON EXHIBIT "C" OF SAID AGREEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER THE DRIVEWAY AND SIDEWALKS LOCATED THEREIN.