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1810713099

STATE OF ILLINOIS)
)
Cook County)

Doc# 1810713099 Fee \$36.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 04/17/2018 03:55 PM PG: 1 OF 8

Mechanics Lien to Record Against:

57-65 East Oak Street, Chicago, IL 60611

Tax # 17-03-207-017-0000, CHICAGO, COOK COUNTY, ILLINOIS

17-03-207-018-0000

A/K/A: See attached legal description, Exhibit A.

Prepared by:

Josiah A. Groff
DOWD, BLOCH, BENNETT, CERVONE, AUERBACH & YOKICH
8 South Michigan Avenue
19th Floor
Chicago, Illinois 60603

(312) 372-1361

April 17, 2018

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MECHANICS LIEN CLAIM

State of Illinois)
)
County of Cook)

Fox Valley Laborers' Health and Welfare Fund and Fox Valley Laborers' Pension Fund,
Claimants

v.

Hugh Henry Construction, Inc.
Contractor,

LG Construction Group LLC, a/k/a LG Development Group LLC, a/k/a LG Construction + Development LLC,
Primary Contractor,

65 Oak Street Owner, LLC
Chanel, Inc.
Owner(s)

Pacific Western National Bank
Lender(s)

The claimants, the Fox Valley Laborers' Health and Welfare Fund and the Fox Valley Laborers' Pension Fund (collectively, "the Funds"), of 2371 Bowes Rd., Suite 500, Elgin, IL 60123, hereby file their notice and claim for lien against contractor Hugh Henry Construction, Inc. ("Contractor"), 5905 W. Lawrence, Chicago, IL 60630; primary contractor LG Construction Group LLC, a/k/a LG Development Group LLC, a/k/a LG Construction + Development LLC

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("Primary Contractor"), % Burkelaw Agents, Inc., 330 N. Wabash Avenue, 22nd Fl., Chicago, IL 60611; owner(s) 65 Oak Street Owner, LLC, % Illinois Corporation Service Corp., 801 Adlai Stevenson Drive, Springfield, IL 62703; and Chanel, Inc., % C T Corporation System, Registered Agent, 208 So. Lasalle St, Suite 814, Chicago, IL 60604 ("Owners"); and lender(s) Pacific Western National Bank, 8810 East Whittier Boulevard, Pico Rivera, CA 90660; and any other persons claiming to be interested in the premises herein, and states:

1. That as of January 1, 2017 and continuing to date, Owner(s) owned the following described land in the County of Cook, State of Illinois, to wit:

Street Address: 57-65 East Oak Street, Chicago, Illinois 60611

A/K/A: See attached legal description, Exhibit A

A/K/A: Tax # 17-03-207-017-0000 & 17-03-207-018-0000, CHICAGO, COOK COUNTY, ILLINOIS


Hugh Henry Construction, Inc. was Owner(s)'s contractor for the improvement thereof, including as a subcontractor of Primary Contractor.

2. That during at least the period of January 1, 2017 through January 31, 2018, Contractor was party to a collective bargaining agreement ("CBA") with the Construction and General Laborers' District Council of Chicago and Vicinity ("Union"), of 999 McClintock Drive, Suite #300, Burr Ridge, Illinois 60527. Pursuant to the Contractor's CBA with the Union, the Contractor was obligated to pay the Funds contributions based on each hour of work performed by the Contractor's employees covered by the CBA, and to withhold and remit to the Union for work dues 5.75 percent of wages earned by the Contractor's employees who performed work covered by the CBA. The Funds are authorized to collect work dues on behalf of the Union. For the period of December 1, 2017 through January 31, 2018, and accounting for payments received, Contractor owes **\$2,479.93** in contributions and liquidated damages, plus interest and attorneys fees yet to be calculated, to the Funds based on hours of labor work performed by the Contractor's employees covered by the CBA for the purpose of improving the property identified in Section 1, above, under the Contractor's contract with the Primary Contractor and/or Owner (or their contracts with each other). The specific bases for these contributions are detailed in the summary chart attached as Exhibit B.

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3. The **\$2,479.93** does not include credit for any payments because there have been none.

The Contractor is not entitled to any other credits, leaving due, unpaid, and owing to the Funds the sum of **\$2,479.93** for which, with interest, the Funds claim a lien against Contractor, Primary Contractor, and Owner(s) on the land and improvements and on the money or other consideration due or to become due from Owner(s) under the contract.

By: 
Patricia M. Shales, Administrator of the Fox Valley
Laborers' Health & Welfare and Pension Fund

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AFFIDAVIT

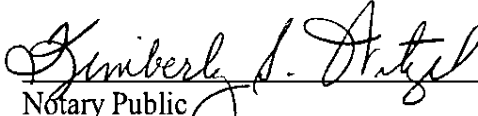
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

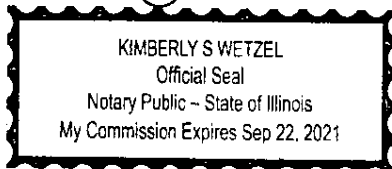
The affiant, Patricia M. Shales, being first duly sworn on oath, deposes and says that she is the Administrator of the Fox Valley Laborers' Health and Welfare Fund and the Fox Valley Laborers' Pension Fund, the lien claimants, that she has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements therein contained are true.

SIGNED this 20th day of March, 2018

By: 
Patricia M. Shales

Subscribed and sworn to before me this 20th day of March, 2018.


Notary Public



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CERTIFICATE OF SERVICE

The undersigned, an attorney, hereby certifies that he caused the foregoing Mechanics Lien Claim to be served to the following persons and entities, by hand-delivery, on or after March 20, 2018:

Peter J. Gillespie
Laner Muchin
515 North State Street
Suite 2800
Chicago, Illinois 60654

Chanel, Inc.
% C T Corporation System, Registered Agent
Attn: John Galantic, President of Chanel, Inc.
208 S. Lasalle St, Suite 814
Chicago, IL 60604

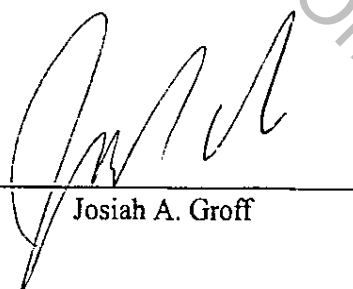
Hugh Henry Construction, Inc.
% Tracey Biesterfeldt
5905 W. Lawrence
Chicago, IL 60630

Pacific Western National Bank
8810 East Whittier Boulevard
Pico Rivcra, CA 90660

Aaron H. Stanton
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash, 22nd Floor
Chicago, IL 60611

LG Construction Group LLC, a/k/a LG
Development Group LLC, a/k/a LG
Construction + Development LLC
% Burkelow Agents, Inc.
330 N. Wabash Avenue, 22nd Fl.
Chicago, IL 60611

65 Oak Street Owner, LLC
% Illinois Corporation Service Corp.
Registered Agent
801 Adlai Stevenson Drive
Springfield IL 62703



Josiah A. Groff

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Legal Description**PARCEL 1:**

LOT 6 IN THE NORTH 1/2 OF BLOCK 8 IN THE SUBDIVISION BY THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 57 EAST OAK STREET, CHICAGO, ILLINOIS 60611

PIN: 17-03-207-017-0000

PARCEL 2:

LOT 1 IN LAWRENCE'S SUBDIVISION OF PART OF LOT 7 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 8 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION AFORESAID DESCRIBED AS COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK, 340.2 FEET EAST OF THE NORTHWEST CORNER; THENCE EAST ON SAID LINE TO THE NORTHWEST CORNER OF LOT 1 IN LAWRENCE'S SUBDIVISION AFORESAID; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT TO THE SOUTHWEST CORNER THEREOF; THENCE WEST 33 FEET 9 5/8 INCHES; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF LOT 1 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 59-65 OAK STREET, CHICAGO, ILLINOIS

PIN# 17-03-207-018-0000

EXHIBIT A

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Fox Valley Laborers' Funds Lien Claim on 57-65 East Oak Street, Chicago, Illinois covering 12/1/17 through 1/31/18	
Contributions Total	\$ 1,929.90
Contributions Dues	\$ 16.80
Wages Dues	\$ 132.34
Total Principal	\$ 2,079.04
20% liquidated damages	\$ 385.98
10% liquidated damages	\$ 14.91
Total	\$ 2,479.93

EXHIBIT B

Property of Cook County Clerk's Office