

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

Doc#: 1819349299 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/12/2018 01:19 PM Pg: 1 of 2

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

K & K IRON WORKS, LLC

CLAIMANT

-VS-

Choxy Hotel, LLC
TCF National Bank
PEPPER CONSTRUCTION CO.

DEFENDANT(S)

The claimant, **K & K IRON WORKS, LLC** of McCook, IL, 60525 County of **Cook**, hereby files a claim for lien against **PEPPER CONSTRUCTION CO.**, contractor of 643 N. Orleans Street, Chicago, IL and **Choxy Hotel, LLC** Merrillville, IN 46410 {hereinafter referred to as "owner(s)"} and **TCF National Bank** Burr Ridge, IL 60527 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **3/20/2017**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Moxy Hotel 530 N. LaSalle Street Chicago, IL 60634**

A/K/A: **Lot 1 (except the Easterly 20.00 feet thereof taken for the widening to LaSalle Street), and all of Lots 2 and Lot 3 (except the West 5.00 feet thereof) all in Block 13 in Wolcott's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian in the County of Cook in the State of Illinois**

A/K/A: **Tax# 17-09-238-012**

and **PEPPER CONSTRUCTION CO.** was the owner's contractor for the improvement thereof. That on or about **3/20/2017**, said contractor made a subcontract with the claimant to provide **labor and material furnish and erect structural steel, miscellaneous metals, deck, stairs and rails** for and in said improvement, and that on or about **4/4/2018** 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:

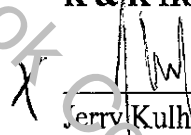
Original Contract Amount	\$1,275,000.00
Change Orders/Extras	\$343,796.39
Credits	\$3,432.00
Work Not Performed	\$.00
Payments	\$1,348,700.17
Total Balance Due	\$266,664.22

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Two Hundred Sixty Six Thousand Six Hundred Sixty Four Dollars and 22/100 (\$266,664.22) 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 June 29, 2018.

K & K IRON WORKS, LLC

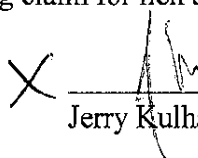
X  _____
Jerry Kulhanek Owner

Prepared By:
K & K IRON WORKS, LLC
5100 S. Lawndale Avenue,
McCook, IL 60525

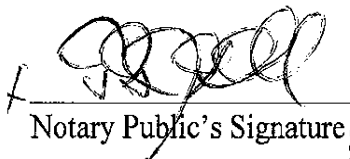
VERIFICATION

State of IL
County of Cook

The affiant, Jerry Kulhanek, being first duly sworn, on oath deposes and says that the affiant is Owner 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.

X  _____
Jerry Kulhanek Owner

Subscribed and sworn before me this June 29, 2018.


Notary Public's Signature

