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Doc# 1820722060 Fee \$35.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2018 04:07 PM PG: 1 OF 7

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,

1435-1443 N. Wells LLC,

Owner,

**Wintrust Bank
Lakeside Bank,**

Lender(s),

Cement Masons' Union Local Union 502 Pension and Welfare Fund,

Lien Claimant.

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STATE OF ILLINOIS)
)
Cook County)

Mechanics Lien to Record Against:

1437-1443 N. Wells, Chicago, IL 60610

Tax Nos.: 17-04-205-048-0000, CHICAGO, COOK COUNTY, ILLINOIS
 17-04-205-058-0000, CHICAGO, COOK COUNTY, ILLINOIS
 17-04-205-059-0000, CHICAGO, COOK COUNTY, ILLINOIS
 17-04-205-060-0000, CHICAGO, COOK COUNTY, ILLINOIS

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

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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 ("Primary Contractor"), % Burkelaw Agents, Inc., 330 N. Wabash Avenue, 22nd Fl., Chicago, IL 60611; owner(s) 1435-1443 N. Wells LLC, % Registered Agent Diversified Corporate Services, 901 S. 2nd St., Ste. 201, Springfield, IL 62704 ("Owners"); lender(s) Wintrust Bank, 247 S. State St., Chicago 60604 and Lakeside Bank, 1055 W. Roosevelt Rd., Chicago, IL 60608 ("Lenders"); and lien claimant Cement Masons' Union Local Union 502 Pension and Welfare Fund, % Donald D. Schwartz, Arnold & Kadjan LLP, 35 East Wacker Drive, Suite 600, Chicago, IL 60601; and any other persons claiming to be interested in the premises herein, and states:

1. That as of at least October 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: 1437-1443 N. Wells, Chicago, Illinois 60610

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

A/K/A: Tax # 17-04-205-055-0000, 17-04-205-059-0000, 17-04-205-060-0000, and 17-04-205-048-0000, 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 October 1, 2017 through December 30, 2017, 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 3.75 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 October 1, 2017 through December 30, 2017, and accounting for payments received, Contractor owes **\$69,957.34** 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).

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3. The **\$69,957.34** does not include credit for any payments, because there have been none applicable to the period of October 1, 2017 through December 30, 2017.

The Contractor is not entitled to any other credits, leaving due, unpaid, and owing to the Funds the sum of **\$69,957.34** 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

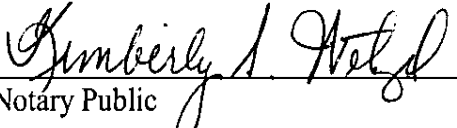
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

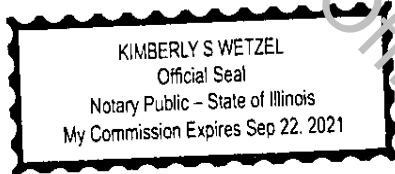
The affiant, Patricia M. Shales, being first duly sworn on oath, deposes and says that she is the Administrator of the Fox Valley Laborers' Health and Welfare Fund and the Fox Valley Laborers' Pension Fund, the lien claimants, that she has read the foregoing notice and claim for lien and knows the contents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

SIGNED this 9th day of July, 2018

By: 
Patricia M. Shales

Subscribed and sworn to before me this 9th day of July, 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 July 11, 2018:

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

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

Hugh Henry Construction, Inc.
% Tracey Biesterfeld, Registered Agent
5905 W. Lawrence
Chicago, IL 60630

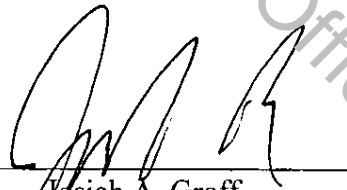
LG Construction Group LLC, a/k/a
LG Development Group LLC, a/k/a
LG Construction + Development LLC
% Burkelaw Agents, Inc.
330 N. Wabash Avenue, 22nd Fl.
Chicago, IL 60611

1435-1443 N. Wells LLC
% Registered Agent Diversified Corp. Serv.
901 S. 2nd St., Ste. 201
Springfield, IL 62704

Cement Masons' Union Local Union 502
Pension and Welfare Fund,
% Donald D. Schwartz
Arnold & Kadjan LLP
35 East Wacker Drive, Suite 600
Chicago, IL 60601

Lakeside Bank
1055 W. Roosevelt Rd.
Chicago, IL 60608

Wintrust Bank
247 S. State St.
Chicago 60604



Josiah A. Groff

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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

ORDER NO.: 1408 H25415372 HE

D. Legal Description

PARCEL 1:

THE NORTH 1/2 OF THE NORTH 49 1/2 FEET OF THE WEST 100 FEET OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 20 AND 21 IN STARR'S SUBDIVISION OF BLOCKS 114 TO 116 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 19 IN STARR'S SUBDIVISION OF BLOCKS 114 TO 116 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

