

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

Doc#: 1826447084 Fee: \$42.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/21/2018 01:13 PM Pg: 1 of 3

STATE OF ILLINOIS }

}

COUNTY OF Cook }

S and D Masonry, Inc.

CLAIMANT

-VS-

710 West Fullerton Avenue, LLC

BMO Harris Bank, N.A. as Administrative Agent

W. E. O'NEIL CONSTRUCTION CO.

DEFENDANT(S)

The claimant, **S and D Masonry, Inc.** of Wheeling, IL, 60090 County of **Cook**, hereby files a claim for lien against **W. E. O'NEIL CONSTRUCTION CO.**, contractor of 1245 W. Washington Boulevard, Chicago, IL and **710 West Fullerton Avenue, LLC** Houston, TX 77024 {hereinafter referred to as "owner(s)"} and **BMO Harris Bank, NA, as Administrative Agent** Chicago, IL 60603 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **8/16/2017**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Belmont Village Senior Living 700 W. Fullerton Avenue Chicago, IL 60614**

A/K/A: **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A: **Tax# 14-28-312-079; 14-28-312-091**

and **W. E. O'NEIL CONSTRUCTION CO.** was the owner's contractor for the improvement thereof. That on or about **8/16/2017**, said contractor made a subcontract with the claimant to provide **labor and material for installation of brick and block** for and in said improvement, and that on or about **5/31/2018** the claimant last performed under said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$3,150,000.00
Change Orders/Extras	\$12,301.00
Credits	\$.00
Work Not Performed	\$2,718,301.00
Payments	\$399,600.00
Total Balance Due	\$44,400.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Forty Four Thousand Four Hundred Dollars and 00/100 (\$44,400.00) 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 August 20, 2018.

S and D Masonry, Inc.

Steven Schuessler
Steven Schuessler President

Prepared By:

S and D Masonry, Inc.
305 Industrial Lane,
Wheeling, IL 60090

VERIFICATION

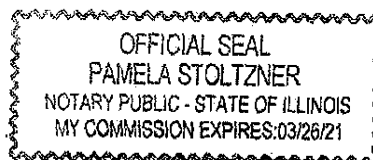
State of IL
County of Cook

The affiant, Steven Schuessler, being first duly sworn, on oath deposes and says that the affiant is President 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.

Steven Schuessler
Steven Schuessler President

Subscribed and sworn before me this August 20, 2018.

Pamela Stoltzner
Notary Public's Signature



UNOFFICIAL COPY**EXHIBIT A TO SPECIAL WARRANTY DEED****LEGAL DESCRIPTION**

LOTS 97 THROUGH 102, BOTH INCLUSIVE, AND LOT 103 EXCEPT THE NORTH 12.52 FEET OF THE EAST 68.94 FEET THEREOF, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 97 THROUGH 101 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 102 AND LYING EAST OF THE WEST LINE OF SAID LOT 102 PRODUCED SOUTH, ALL IN JOHN T. DAVIS' SUBDIVISION OF THE SOUTH 836 FEET OF OUTLOT "F" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

THAT PART OF LOTS 97 THROUGH 103, BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 97 THROUGH 101 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 102 AND LYING EAST OF THE WEST LINE OF SAID LOT 102 PRODUCED SOUTH DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 97; THENCE NORTH 00° 19' 41" WEST 140.04 FEET ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID LOT 97; THENCE SOUTH 89° 59' 33" EAST 16.76 FEET ALONG THE NORTH LINE OF SAID LOT 97 TO ITS INTERSECTION WITH THE WEST LINE OF THE AFORESAID VACATED ALLEY; THENCE NORTH 00° 15' 56" WEST 71.00 FEET ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 102 AND 103 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 103; THENCE SOUTH 89° 58' 57" EAST 56.95 FEET ALONG THE NORTH LINE OF SAID LOT 103 TO THE WEST LINE OF THE EAST 68.94 FEET OF LOT 103; THENCE SOUTH 00° 18' 45" EAST 12.52 FEET; THENCE SOUTH 89° 58' 57" EAST 68.94 FEET TO THE EAST LINE OF LOT 103; THENCE SOUTH 00° 18' 45" EAST 198.48 FEET ALONG THE EAST LINE OF LOTS 101, 102, AND 103 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 101; THENCE NORTH 90° 00' 00" WEST 142.67 FEET ALONG THE SOUTH LINE OF LOTS 97 THROUGH 101 AFORESAID TO THE POINT OF BEGINNING, ALL IN JOHN T. DAVIS' SUBDIVISION OF THE SOUTH 836 FEET OF OUTLOT "F" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX IDENTIFICATION NUMBERS:
14-28-312-079-0000