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Doc#: 1827655063 Fee: \$60.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/03/2018 09:53 AM Pg: 1 of 7

FOR RECORDER'S USE ONLY

AMENDED CLAIM FOR MECHANICS LIEN AND PARTIAL RELEASE

1. This amends the document previously recorded as document number **1807157076** on **March 12, 2018** in the office of the Cook County Recorder.
2. On or about MGD Electric, Inc. ("MGD") recorded the original lien against the property commonly known as Burlington Coat Factory, 2031 Mannheim Road, Melrose Park, Illinois which is a shopping center or a strip mall (the "Original Lien Claim"). The lien was recorded against PINs 12-33-301-031 and 12-33-301-032 and 12-33-301-033 and the legal description attached hereto as Exhibit B.
3. Subsequent thereto, MGD discovered that a portion of the legal description for the Original Lien Claim contained an outlot that was conveyed to ECBC Investments, LLC via warranty deed on or about January 21, 2014. MGD confirmed this conveyance via receipt and review of a another title report for the actual shopping mall ("Shopping Mall Title Report").
4. The Shopping Mall Title Report reveals that the outlot and the mall share the same PINs of 12-33-301-031 and 12-33-301-032. The legal description for the shopping mall is attached hereto as Exhibit A.
5. Even though the outlot was conveyed to ECBC Investments, LLC, the property was not properly subdivided and ECBC Investments, LLC was not issued a separate PIN. The lack of

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proper subdivision for the outlot and the use of the same PIN for the shopping center property and outlot caused confusion in ascertaining the chain of title.

6. The Original Lien Claim otherwise contains the correct property address and PINs for the shopping mall. In fact, the Shopping Center Title Report lists MGD's lien claim.

7. The purpose of this amendment is to correct the legal descriptions by adding the legal description for the shopping center and owners (Exhibit A) and releasing the outlot portion of the property (Exhibit B) from MGD's mechanics lien claim.

THE CLAIMANT, **MGD Electric, Inc.**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Ingraffia-Gambino Investments, LLC**, owner, **Burlington Coat Factory of Illinois, LLC**, tenant, (collectively the "Owners"), **Petore Associates, Inc., d/b/a Petore Construction**, general contractor, 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** (Amended Legal Description)

P.I.N.s: 12-33-301-031-0000 and 12-33-301-032-0000

which property is commonly known as Burlington Coat Factory, 2031 Mannheim Road, Melrose Park, Illinois.

2. On information and belief, the **Owners** contracted with **Petore Associates, Inc., d/b/a Petore Construction** for certain improvements to said premises.

3. Subsequent thereto, **Petore Associates, Inc., d/b/a Petore Construction** entered into an agreement with the Claimant to perform electrical work at said premises.

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4. The Claimant completed its work under its subcontract on December 6, 2017, which entailed the delivery of said labor and materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Fifty-Four Thousand One Hundred Three and 75/100 Dollars (\$54,103.75)** 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 **Fifty-Four Thousand One Hundred Three and 75/100 Dollars (\$54,103.75)** plus interest.

7. This amendment releases any claims against ECBC Investments LLC and the property described hereto as Exhibit B and PIN 12-33-301-033-0000.

Dated: September 28, 2018

MGD ELECTRIC, INC.,
an Illinois corporation,

By: _____

One of its attorneys

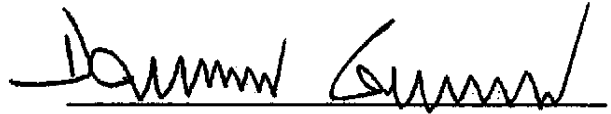
**This notice was prepared by and
after recording should be returned to:**

Mark B. Grzymala
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10024 Skokie Blvd, Suite 206
Skokie, Illinois 60077
p: 847.920.7286
e: mark@grzymalalaw.com

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VERIFICATION

The undersigned, **DARIUSZ GANCARZ**, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **MGD ELECTRIC, INC.**, that s/he has read the above and foregoing Amended Subcontractor's Claim for Mechanics Lien and that the statements therein are true and correct.



SUBSCRIBED AND SWORN to
before me this 28 day
of September 2018.


Notary Public



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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

ORDER NO.: 1408 H25410417 HE

D. Legal Description

PARCEL 1:

LOT 2 IN K & M-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM- NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183.

ALSO KNOWN AS:

A TRACT OF LAND BEING LOT 2 IN K&M-VENTURE RESUBDIVISION IN PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 90 DEGREES 00" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 476.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00" WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 577.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 156.33 FEET; THENCE NORTH 00 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 120.00 FEET; THENCE NORTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 68.67 FEET; THENCE SOUTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 265.00 FEET; THENCE NORTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 131.01 FEET; THENCE NORTH 00 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 77.08 FEET; THENCE SOUTH 90 DEGREES 00" WEST ALONG SAID LOT 2 LINE, A DISTANCE OF 119.99 FEET TO THE WEST LINE OF SAID LOT 2 (SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF MANNHEIM ROAD); THENCE NORTH 00 DEGREES 00" EAST ALONG THE WEST LINE OF SAID LOT 2, AND THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 645.91 FEET TO THE POINT OF THE BEGINNING.

PARCEL 2:

NON-EXCLUSIVE MUTUAL AND RECIPROCAL EASEMENTS AS CREATED, LIMITED AND DEFINED IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1985 AND RECORDED DECEMBER 9, 1985 AS DOCUMENT NUMBER 85316185 AND AMENDED BY 93981425 INCLUDING INGRESS AND EGRESS PASSAGE OF VEHICLES AND PEDESTRIAN, PARKING, UTILITY FACILITIES, CONSTRUCTION, BUILDING ELEMENT AND ROOF FLASHING ENCROACHMENTS, COMMON AREA IMPROVEMENTS AND EXTERIOR LIGHTS IN THOSE LOCATIONS SPECIFIED IN SAID AGREEMENT AND IN THAT CERTAIN JOINT IMPROVEMENT AGREEMENT DATED DECEMBER 9, 1985, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769 AND THE MAY DEPARTMENT STORES COMPANY IN, OVER, UPON AND UNDER THE AREAS AS DEFINED AND DESCRIBED IN SAID INSTRUMENT AS ASSIGNED TO KRC MELROSE PARK 888, INC., BY ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT BY METROPOLITAN LIFE INSURANCE COMPANY, DATED JULY 1, 1998 AND RECORDED JULY 13, 1998 AS DOCUMENT 98602209.

PARCEL 3:

EASEMENT FOR THE EXISTANCE, USE, MAINTENANCE, REPAIR, REMOVAL, AND REPLACEMENT OF BUILDING IMPROVEMENTS IN SAID EASEMENT AREAS MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER

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 H25410417 HE

11, 1985 AND KNOWN AS TRUST NUMBER 65769, THE MAY DEPARTMENT STORES COMPANY, AND FIRST WISCONSIN NATIONAL BANK OF MILWAUKEE, RECORDED AS DOCUMENT NUMBER 87264729.

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN K & M-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183; THENCE SOUTH 01 DEGREE 58' 05" EAST ALONG THE WEST LINE OF LOT 2 AFORESAID 500.75 FEET; THENCE NORTH 88 DEGREES 0' 55" EAST 125.00 FEET; THENCE SOUTH 01 DEGREE 58' 05" EAST 100.00 FEET; THENCE SOUTH 88 DEGREES 01' 55" WEST 125.00 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREE 58' 05" WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



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ORDER NO.: 1408 H25410417 HE

D. Legal Description

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN K & M-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183; THENCE SOUTH 01 DEGREE 58' 05" EAST ALONG THE WEST LINE OF LOT 2 AFORESAID 500.75 FEET; THENCE NORTH 88 DEGREES 0' 55" EAST 125.00 FEET; THENCE SOUTH 01 DEGREE 58' 05" EAST 100.00 FEET; THENCE SOUTH 89 DEGREES 01' 55" WEST 125.00 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREE 58' 05" WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE MUTUAL AND RECIPROCAL EASEMENTS AS CREATED, LIMITED AND DEFINED IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1985 AND RECORDED DECEMBER 9, 1985 AS DOCUMENT NUMBER 85316185 AND AMENDED BY 92981425 INCLUDING INGRESS AND EGRESS PASSAGE OF VEHICLES AND PEDESTRIAN, PARKING, UTILITY FACILITIES, CONSTRUCTION, BUILDING ELEMENT AND ROOF FLASHING ENCROACHMENTS, COMMON AREA IMPROVEMENTS AND EXTERIOR LIGHTS IN THOSE LOCATIONS SPECIFIED IN SAID AGREEMENT AND IN THAT CERTAIN JOINT IMPROVEMENT AGREEMENT DATED DECEMBER 9, 1985, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769 AND THE MAY DEPARTMENT STORES COMPANY IN, OVER, UPON AND UNDER THE AREAS AS DEFINED AND DESCRIBED IN SAID INSTRUMENT AS ASSIGNED TO KRC MELROSE PARK 888, INC., BY ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT BY METROPOLITAN LIFE INSURANCE COMPANY, DATED JULY 1, 1998 AND RECORDED JULY 13, 1998 AS DOCUMENT 98602203

PARCEL 3:

EASEMENT FOR THE EXISTENCE, USE, MAINTENANCE, REPAIR, REMOVAL, AND REPLACEMENT OF BUILDING IMPROVEMENTS IN SAID EASEMENT AREAS MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769, THE MAY DEPARTMENT STORES COMPANY, AND FIRST WISCONSIN NATIONAL BANK OF MILWAUKEE, RECORDED AS DOCUMENT NUMBER 87264729.

BORROWER NAME AND ADDRESS:
N/A

PERMANENT REAL ESTATE INDEX NUMBER:
SEE BELOW

