

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
                                  )  
Cook County             )



Doc# 1836122018 Fee \$36.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2018 01:38 PM PG: 1 OF 8

Property of Cook County Clerk's Office

**Mechanics Lien to Record Against:**

635-647 West Roosevelt Road, Chicago, Illinois 60607

Tax Nos. 17-21-101-039-0000,  
17-21-101-014-0000,  
17-21-101-041-0000,  
17-21-101-011-0000,  
17-21-101-040-0000,  
17-21-101-041-0000, and  
17-21-101-042-0000  
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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## 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,**

**Global Builders, Inc.,**

**Primary Contractor,**

**635-647 W. Roosevelt Road, LLC,  
635-47 W Roosevelt Venture LLC,**

**Owner(s)**

**MB Financial Bank, N.A.,  
BCL-JV LLC,  
UC Credit Services, LLC,  
Roosevelt Road, LLC,  
Newmark Midwest Region, LLC,  
CPR Money, LLC,**

**Lender(s),**

**Bob's Discount Furniture, LLC,**

**Tenant.**

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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 Global Builders, Inc. ("Primary Contractor"), % Thomas G. A. Herz, Jr., 400 Central Ave., Suite 230, Northfield, IL 60093-3024; owner(s) 635-647 W. Roosevelt Road, LLC, % Johnson Law LLC, 29 S. La Salle St., Suite 220, Chicago, IL 60604, and 635-47 W Roosevelt Venture LLC % LP Agents, LLC, 2 N. La Salle Street, Suite 1300, Chicago, IL 60602 ("Owners"); lender(s) MB Financial Bank, N.A., 6111 N. River Road, Rosemont, IL 60018, BCL-JV LLC, % LP Agents, LLC, 2 N. La Salle Street, Suite 1300, Chicago, IL 60602, UC Credit Services, LLC, % Corporation Service Company, 251 Little Falls Drive, Wilmington, DE 19808, Roosevelt Road, LLC, % W. Roger Carlson, Jr., 200 W. Adams St., Suite 2500, Chicago, IL 60606, Newmark Midwest Region, LLC, % Illinois Corporation Service, 801 Adlai Stevenson Drive, Springfield, IL 62703, CPR Money, LLC, % Corporation Service Company, 251 Little Falls Drive, Wilmington, DE 19808 ("Lenders"); and tenant Bob's Discount Furniture, LLC, % CT Corporation System, 208 S. LaSalle St., Suite 814, Chicago, Illinois 60604 ("Tenant"); and any other persons claiming to be interested in the premises herein, and states:

1. That as of at least October 1, 2018 and continuing to date, Owner(s) owned the following described land in the County of Cook, State of Illinois, to wit:

Street Address: 635-647 West Roosevelt Road, Chicago, Illinois 60607

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

A/K/A: Tax # 17-21-101-039-0000, 17-21-101-014-0000, 17-21-101-041-0000, 17-21-101-011-0000, 17-21-101-040-0000, 17-21-101-041-0000, and 17-21-101-042-0000

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, 2018 through October 9, 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 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, 2018 through October 9, 2018 (which was Contractor's last day of work on the property identified in Section 1, above), and accounting for payments received, Contractor owes

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**\$14,595.24** 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 computation for the claimed amount is:

HOURS	337
Contributions	\$ 11,505.17
20% liquidated damages	\$ 2,301.03
Dues	\$ 98.16
Wage Dues	\$ 690.88
10% liquidated damages	\$ 78.90
<b>Total</b>	<b>\$ 14,595.24</b>

3. The **\$14,595.24** does not include credit for any payments, because there have been none applicable to the period of October 1, 2018 through October 9, 2018.

The Contractor is not entitled to any other credits, leaving due, unpaid, and owing to the Funds the sum of **\$14,595.24** 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**

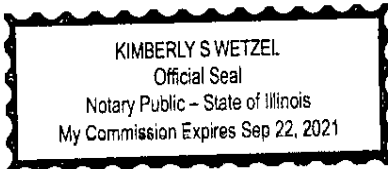
STATE OF ILLINOIS )


) ss.

COUNTY OF COOK )

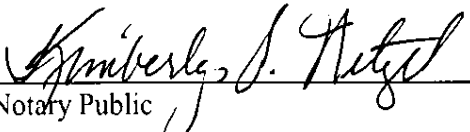
The affiant, Patricia M. Shales, being first duly sworn on oath, deposes and says that she is the Administrator of the Fox Valley Laborers' Health and Welfare Fund and the Fox Valley Laborers' Pension Fund, the lien claimants, that she has read the foregoing notice and claim for lien and knows the contents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

SIGNED this 7<sup>TH</sup> day of December, 2018



By:   
Patricia M. Shales

Subscribed and sworn to before me this 7<sup>TH</sup> day of December, 2018.

  
Notary Public

**UNOFFICIAL COPY****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 December 11, 2018:

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

635-647 W. Roosevelt Road, LLC  
% Johnson Law LLC  
29 S. La Salle St.  
Suite 220  
Chicago, IL 60604

BCL JV LLC  
% LP Agents, LLC  
2 N. La Salle Street  
Suite 1300  
Chicago, IL 60602

Roosevelt Road, LLC  
% W Roger Carlson, Jr.  
200 W. Adams St.  
Suite 2500  
Chicago, IL 60606

CPR Money, LLC  
% Corporation Service Company  
251 Little Falls Drive  
Wilmington, DE 19808

MB Financial Bank, N.A.  
6111 N. River Road  
Rosemont, IL 60018

Global Builders, Inc.  
% Thomas G. A. Herz, Jr.  
400 Central Ave.  
Suite 230  
Northfield, IL 60093-3024

635-47 W Roosevelt Venture LLC  
% LP Agents, LLC  
2 N. La Salle Street  
Suite 1300  
Chicago, IL 60602

UC Credit Services, LLC  
% Corporation Service Company  
251 Little Falls Drive  
Wilmington, DE 19808

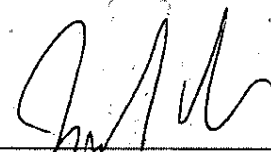
Newmark Midwest Region, LLC  
% Illinois Corporation Service  
801 Adlai Stevenson Drive  
Springfield, IL 62703

Bob's Discount Furniture, LLC  
% CT Corporation System  
208 S. LaSalle St.  
Suite 814  
Chicago, Illinois 60604

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and on the following party by first-class mail, on December 11, 2018:

Hugh Henry Construction, Inc.  
5265 N Lawler, 2nd Floor  
Chicago, IL 60630



\_\_\_\_\_  
Josiah A. Groff

Property of Cook County Clerk's Office

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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-21-101-039-0000, 17-21-101-014-0000, 17-21-101-041-0000, 17-21-101-011-0000,  
17-21-101-040-0000, 17-21-101-041-0000 and 17-21-101-042-0000

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### PARCEL 1:

LOT 3 (EXCEPT THE NORTH 42.00 FEET THEROF TAKEN FOR STREET) AND LOT 6 IN SHOUP'S SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS AND LOTS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF A PART OF LOT 2 AND ALL OF LOT 7 IN THE SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT BLOCKS 57 AND 58) SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, WITH THE EAST LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOT 4 AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 AND ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 131.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 25.07 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 131.32 FEET TO THE SOUTH LINE OF SAID WEST ROOSEVELT ROAD AS WIDENED; AND THENCE EAST ALONG SAID SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, A DISTANCE OF 25.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

SUBLOT 4 (EXCEPT THE NORTH 42.00 FEET) AND SUBLOT 5 OF LOT 4, ALSO, THE EAST 59.00 FEET OF LOT 5 (EXCEPT THE NORTH 42.00 FEET) IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM:

THAT PART OF THE NORTH 1/2 OF VACATED WEST 12TH PLACE (DESCRIBED BY ORDER PASSED BY THE CITY COUNCIL OF CHICAGO ON JANUARY 20, 1984, PAGE 4653), LYING SOUTH OF THE ADJOINING SOUTH LINE OF SUB-LOT 5 OF LOT 4 AND THE EAST 59.00 FEET OF LOT 5 IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 PURSUANT TO GRANT OF EASEMENT RECORDED NOVEMBER 15, 1984 AS DOCUMENT 27338040 OVER THAT PART OF THE VACATED 12TH PLACE PER VACATION ORDINANCE RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336633.