

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

ORIGINAL SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

The lien Claimant, **HIGHRISE RAILS LLC**, ("Claimant") of 2525 N. Elston Ave., Ste. D-210, Chicago IL 606047, hereby files its claim for mechanics lien pursuant to 770 ILCS 60/1, *et seq.*, against **465 N. Park Drive LLC** as the owner of the real estate commonly known as **465 North Park Drive, Chicago, IL 60611**, and also against the interests of **Power Construction Company LLC**, **RWC Construction LLC**, **Pappageorge Harmes Partners**, **Wells Fargo Bank, N.A.**, and any other person or entity claiming an interest, title or right to the Property, and in support of same, states as follows:

1. As of the date of this Claim for Mechanics Lien and at all times relevant, **465 N. Park Drive LLC** ("Owner") owned the real estate commonly known as **465 North Park Drive, Chicago, IL 60611** (the "Property"), possessing the Permanent Index Number 17-10-219-030-0000, and more fully described in the legal description attached as Exhibit A to this claim for lien.
2. Upon information and belief, in 2016 Owner entered into a contract with **Power Construction Company LLC** ("General Contractor") of 444 W. Lake St., Ste. 900, Chicago, IL 60606, to act as general contractor for the construction upon and improvements to the Property (the "Project"). Upon information and belief, **Pappageorge Harmes Partners** ("Architect"), of 814 N. Franklin, Ste. 400, Chicago, IL 60610, was retained to act as Architect for the Project. Upon information and belief, **Wells Fargo Bank N.A.** ("Lender") possesses a mortgage on the Property.
3. On or about October 10, 2016, General Contractor entered into a subcontract with **RWC Construction LLC** ("Subcontractor"), of 27992 W. IL Rte. 120, Unit 77, Lakemoor, IL 60051, to provide design services, shop drawings, and coordination on the Project.
4. On October 16, 2017, Subcontractor entered into a written material supply agreement ("Supply Agreement") with Claimant, whereby Claimant was to supply materials, shop drawings, engineered calculations, field dimensions, and delivery of an engineered aluminum and glass railing system, as well as other glass and aluminum materials (collectively, the "Work and Materials") for installation at the Project and improvements to the Property.

Address of Real Estate: 465 NORTH PARK DRIVE, CHICAGO, ILLINOIS 60611

PIN: 17-10-219-030-0000



1901445067

Doc# 1901445067 Fee \$32.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/14/2019 04:11 PM PG: 1 OF 4

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5. On September 17, 2018 Claimant last performed Work and delivered Materials to the Project.

6. All Materials delivered and Work performed were done so with the knowledge and consent of the Owner, were accepted by Owner, were incorporated into the Project, and constitute permanent and valuable improvements to the Property.

7. As of September 17, 2018, Claimant had performed Work and delivered Materials constituting and total value of \$402,990. As of September 17, 2018, Claimant had completed all Work and delivered all Materials required of Claimant pursuant to the Supply Agreement.

8. As of the date of this Claim for Mechanics Lien, Owner is entitled to credits totaling \$269,553, leaving due, unpaid, and owing to the Claimant the sum of **\$133,457**.

9. Pursuant 770 ILCS 60/1, *et seq.*, Claimant claims a mechanics lien against the Property and against the interests of Owner, Contractor, Subcontractor, Architect, Lender, and any other person or entity claiming an interest, title or right to the Property, in the amount of **\$133,457**, plus statutory interest pursuant to 770 ILCS 60/1, or, alternatively pursuant to 815 ILCS 205/2.

Dated: December 14, 2018

HIGHRISE RAILS LLC

By: _____

Rodrigo d'Escoto

This instrument was prepared by and upon recording should be returned to:

David F. Nightingale, Esq.
 Much Shelist, P.C.
 191 North Wacker Drive
 Suite 1800
 Chicago, Illinois 60606

Address of Real Estate: 465 NORTH PARK DRIVE, CHICAGO, ILLINOIS 60611

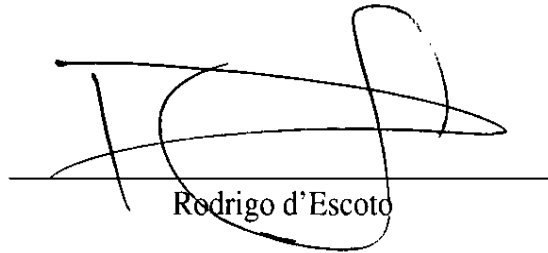
PIN: 17-10-219-030-0000

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)
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AFFIDAVIT

The affiant, Rodrigo d'Escoto, being duly sworn, on oath deposes and says that he is the duly authorized agent of the Manager of HIGHRISE RAILS LLC, an Illinois Limited Liability Company; that he is authorized to execute this Original Subcontractor's Claim for Mechanics Lien on behalf of the Claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

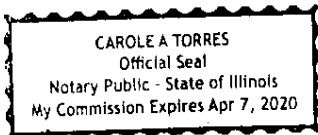

Rodrigo d'Escoto

Subscribed and sworn to before me
this 10th day of January 2019



Notary Public

My commission expires: 4/7/20



This instrument was prepared by and
upon recording should be returned to:

David F. Nightingale, Esq.
Much Shelist
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606

Address of Real Estate: 465 NORTH PARK DRIVE, CHICAGO, ILLINOIS 60611

PIN: 17-10-219-030-0000

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EXHIBIT A **DESCRIPTION OF SUBJECT PROPERTY**

THE NORTH 160.00 FEET OF LOT 1 IN BLOCK 8 IN CITYFRONT CENTER, BEING A RESUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON FEBRUARY 24, 1987 AS DOCUMENT 87106320.

PROPERTY ADDRESS: 465 NORTH PARK DRIVE, CHICAGO, ILLINOIS 60611

PERMANENT INDEX NO: 17-10-219-030-0000

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office