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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



Doc# 1902822010 Fee \$33.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/28/2019 10:31 AM PG: 1 OF 5

SUBCONTRACTORS'/ LABORERS' CLAIM FOR LIEN

(Private Construction)

IN THE OFFICE OF THE RECORDER OF DEEDS,
COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANTS hereby file a claim for Mechanics' Lien against Hugh Henry Construction, Inc. ("Contractor") and 635-47 W. Roosevelt Venture LLC ("Owner"), and all other persons having or claiming an interest in the below described real estate, and state as follows:

1. On some uncertain date prior to October 1, 2018, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

635-647 West Roosevelt Road
Chicago, IL 60605

See attached legal description

and having the following permanent index numbers 17-21-101-039-0000, 17-21-101-040-0000, 17-21-101-041-0000, 17-21-101-042-0000, 17-21-101-011-0000 and 17-21-101-014-0000 and hereinafter together with all improvements referred to as the "premises."

2. On information and belief, on or before October 1, 2018, Owner, Owner's Tenant or one knowingly permitted by the Owner to do so entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of repairs, alterations and improvements to and for the benefit of the premises.

3. On or before October 1, 2018, Hugh Henry Construction, Inc. employed lien claimants' participants who performed labor and carpentry work that did improve said property.

4. On October 9, 2018, lien claimants' participants substantially completed all required labor to the value in excess of \$25,889.50, which covers the work performed from October 1, 2018 through October 9, 2018.

5. The wages and benefit contribution payments for the lien claimants' participants who provided labor and carpentry work for said improvement remain unpaid.

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6. Contractor is entitled to credits on account thereof as follows: 0 (ZERO); known, leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of **\$25,889.50** for which, with interest, lien claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner.

7. Notice has been duly given to Owner, and persons otherwise interested in the above-described real estate, as to the status of the undersigned as subcontractor as provided by the Mechanics' Lien Act (Ill.Rev.Stat. Ch. 82, Paragraphs 5 & 24 (1991); 770 ILCS 60/5 and 60/24 (1992)).

Mail to (and prepared by):

Daniel E. Quist

McGann Ketterman & Rioux

111 East Wacker Drive, Suite 2600

Chicago, IL 60601

Phone No.: 312.251.9700

dquist@mkrlaborlaw.com

Property of Cook County Clerk's Office

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The affiant, Pete DiRaffaele, being first duly sworn, on oath deposes and says that he is the Chief of Staff for the Chicago Regional Council of Carpenters, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all statements therein contained are true.

I swear that the above statements are true and correct to the best of my knowledge. Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure [735 ILCS 5/1-109], the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to matters the undersigned certifies as aforesaid that he verily believes the same to be true.

By: *Pete DiRaffaele*
Pete DiRaffaele
Chief of Staff

Date: 12/20/18

SUBSCRIBED AND SWORN TO before
me on this 20th day of December, 2018.

Yolanda Zambrano
NOTARY PUBLIC



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CHICAGO TITLE INSURANCE COMPANY

LETTER REPORT

Customer Name and Address:

McGann, Ketterman and Rioux
111 East Wacker Drive, Suite 2600
Chicago, IL 60601

Customer Reference:

635-647 W. ROOSEVELT

Borrower Name and Address:

635-647 West Roosevelt Road
Chicago, IL 60605

Order No.: 18016128S

Please Direct Inquiries To:

Chicago Title Company, LLC
820 Parkview Boulevard
Lombard, IL 60148
(800)284-7545

Effective Date: November 21, 2018

Property: 635-647 West Roosevelt Road
Chicago, IL 60605

A. Last Grantee Of Record:

635-47 W. ROOSEVELT VENTURE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

B. Current Year Real Estate Tax Information:

TAX ID #: 17-21-101-039-0000, 17-21-101-040-0000, 17-21-101-041-0000, 17-21-101-042-0000,
17-21-101-011-0000 and 17-21-101-014-0000

No search has been made for tax search.

C. Mortgages, Judgments And Other Liens Of Record:

1. Lis Pendens Notice dated June 5, 2018, and recorded June 6, 2018, as Document No. 1815706205, made by UC CREDIT SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SERVICER ON BEHALF OF ROOSEVELT ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, to 635-647 W. ROOSEVELT ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LLC, BOB'S DISCOUNT FURNITURE, LLC, AN MASSACHUSETTS LIMITED LIABILITY COMPANY, NEWMARK MIDWEST REGION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, GLOBAL BUILDERS, INC., AN ILLINOIS CORPORATION, JEROME KARP, AN INDIVIDUAL, AND LUCIA SUSANNE KARP TESTAMENTARY TRUST, AN ILLINOIS TRUST, Regarding Case No. 1:18-CV-03925. (NO RELEASE FOUND)
2. MEMORANDUM OF LEASE RECORDED 07/05/2018 AS DOCUMENT NO. 1818633093 BY AND BETWEEN 635-647 W. ROOSEVELT ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BOB'S DISCOUNT FURNITURE, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY.
3. Mortgage and Security Agreement dated September 12, 2018, and recorded September 17, 2018, as Document No. 1826006011, made by 635-47 W. ROOSEVELT VENTURE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, To MB FINANCIAL BANK, N.A., to secure an indebtedness in the amount of \$14,592,762.00.
4. Assignment of leases and rents recorded September 17, 2018 as Document No. 1826006012 made by 635-47 W. ROOSEVELT VENTURE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TO MB FINANCIAL BANK, N.A.
5. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT RECORDED 09/17/2018 AS DOCUMENT NO. 1826006013 BETWEEN MB FINANCIAL BANK, N.A. AND BOB'S DISCOUNT FURNITURE, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY.
6. No search has been made for judgment records.

D. Legal Description:

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LETTER REPORT

(continued)

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.