



# UNOFFICIAL COPY

MCCRORY SENIOR APARTMENTS, LLC  
 an Illinois limited liability corporation  
 c/o Peter Levavi, registered agent  
 666 Dundee Rd. Suite 1102  
 Northbrook, IL 60062

LESSEE

POWERS AND SONS CONSTRUCTION  
 COMPANY, INCORPORATED  
 an Illinois corporation  
 c/o David A. Buls, registered agent  
 33 N Dearborn suite 1140  
 Chicago, IL 60602

GENERAL CONTRACTOR

GREATER ILLINOIS TITLE COMPANY, INC.  
 an Illinois corporation  
 c/o Gregory M. Kosin, registered agent  
 120 N. LaSalle suite 900  
 Chicago, IL 60602

TITLE COMPANY

CITBANK, NA  
 69 W. Washington  
 Chicago, IL 60602

LENDER

And any person claiming an interest in the Real Estate, as described by, through and under the Owner and states:

That the Owner owned the following described premises in the County of Cook, State of Illinois, to wit: See attached legal description as Exhibit A

Common address: 1637 -1659 W. Washington, Chicago, Illinois

On and prior to March 22, 2017, FBCC Development Corporation was the Owner of the premises.

On March 22, 2017, Powers and Sons Construction Company, Incorporated was the General Contractor for the improvement thereof.

Owner and/ or Lender, First Baptist Congregational Church of Chicago and/ or Lessee, McCrory Senior Apartments, LLC entered into a contract with General Contractor for the improvement of the premises.

That on March 22, 2017, Lien Claimant made and entered into a written subcontract with General Contractor to furnish and install plumbing equipment, supplies and materials for the premises erected on said land for the sum and value of Nine Hundred Seventy Three Thousand, Two Hundred Thirty Eight Dollars (\$973,238.00).

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That on January 28, 2019, Lien Claimant completed all work required under the contract, issued change orders and work performed for which change orders have yet to be issued.

That during the progress of the work performed by Lien Claimant, and at the request of the Owner and/ or Lessee and/ or General Contractor, or the Owner and/ or Lessee and/ or General Contractor's agents or representatives, Lien Claimant performed certain additional work and certain contract work was deducted from the scope of the contract that in the aggregate increased the amount of the contract to One Million Twenty One Thousand, Seventeen Dollars and 10/00 (\$1,021,017.10).

That said Owner and General Contractor are entitled to credits on account thereof in the sum of Nine Hundred and Eleven Thousand, Two Hundred, Eighty Four Dollars and 74/00 (\$911,284.74) leaving due, unpaid and owing to the Lien Claimant, after allowing all credits, the amount of One Hundred Nine Thousand, Seven Hundred Thirty Two Dollars and 36/00 (\$109,732.36) the balance of which with interest the Lien Claimant claims a Mechanics Lien on said premises, land and improvements described herein.

Rocha Plumbing, Inc.  
an Illinois corporation

By: 

Marc S. Mayer, attorney and agent for  
Rocha Plumbing, Inc.,  
an Illinois corporation

## NOTICE TO OWNER

**DO NOT PAY THE CONTRACTOR FOR THIS WORK OR MATERIAL DELIVERED  
UNLESS YOU HAVE RECEIVED FROM THE CONTRACTOR A WAIVER OF LIEN  
BY OR OTHER SATISFACTORY EVIDENCE OF PAYMENT TO THIS  
SUBCONTRACTOR**



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**PARCEL 1:**

THE WEST 29.75 FEET OF THE NORTHWEST QUARTER OF THE ORIGINAL LOT 5 IN ASSESSOR'S DIVISION OF PART OF LOT 2 AND ALL OF LOTS 3 TO 7 IN BLOCK 64 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-07-430-001-0000

COMMON ADDRESS: 1659 W WASHINGTON BLVD, CHICAGO, ILLINOIS

**PARCEL 2:**

THE EAST 30 FEET OF THE NORTHWEST QUARTER OF LOT 5 (EXCEPT THAT PART TAKEN AND USED FOR PUBLIC ALLEY) IN PAGE AND WOODS SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO KNOWN AS THE EAST 30 FEET OF LOT 9 IN ASSESSOR'S DIVISION OF LOTS 3 TO 7 AND (EXCEPT THE EAST 30 FEET) OF LOT 2 IN BLOCK 64 IN PAGE AND WOOD SUBDIVISION OF BLOCKS 50, 63 AND 64 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-07-430-002-0000

COMMON ADDRESS: 1655 W WASHINGTON BLVD, CHICAGO, ILLINOIS

**PARCEL 3:**

THE WEST 1/3 OF LOT 8 IN ASSESSOR'S DIVISION OF PART OF LOT 2 AND ALL OF LOTS 3 TO 7 IN BLOCK 64 OF PAGE AND WOODS SUBDIVISION OF BLOCKS 50, 63 AND 64 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-07-430-003-0000

COMMON ADDRESS: 1653 W WASHINGTON BLVD, CHICAGO, ILLINOIS

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**PARCEL 4:**

*THE WEST 19.95 FEET OF THE EAST 39.90 FEET OF THE NORTH 1/2 OF LOT 5 IN PAGE AND WOODS SUBDIVISION OF BLOCK 64 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

*PIN: 17-07-430-004-0000*

*COMMON ADDRESS: 1651 W WASHINGTON BLVD, CHICAGO, ILLINOIS*

**PARCEL 5:**

*THE EAST 19.91 FEET OF LOT 8 IN ASSESSOR'S DIVISION OF LOTS 3 TO 7 AND (EXCEPT THE EAST 30 FEET) OF LOT 2 IN BLOCK 64 OF PAGE AND WOOD'S SUBDIVISION OF BLOCKS 50, 63 AND 64 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

*PIN: 17-07-430-005-0000*

*COMMON ADDRESS: 1649 W WASHINGTON BLVD, CHICAGO, ILLINOIS*

**PARCEL 6:**

*LOT 7 OF ASSESSOR'S DIVISION OF PART OF LOT 2 AND ALL OF LOTS 3 TO 7 IN PAGE AND WOODS SUBDIVISION OF BLOCK 64 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

*PIN: 17-07-430-006-0000*

*COMMON ADDRESS: 1647 W WASHINGTON BLVD, CHICAGO, ILLINOIS*

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**PARCEL 7:**

LOT 6 IN ASSESSOR'S DIVISION OF PART OF LOTS 3 TO 7 AND (EXCEPT THE EAST 30 FEET) OF LOT 2 IN BLOCK 64 OF PAGE AND WOODS SUBDIVISION OF BLOCKS 50, 63 AND 64 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-07-430-007-0000

COMMON ADDRESS: 1643 W WASHINGTON BLVD, CHICAGO, ILLINOIS

**PARCEL 8:**

THE WEST 20, 16 FEET OF LOT 5 IN ASSESSOR'S DIVISION OF PART OF LOTS 3 TO 7 AND (EXCEPT THE EAST 30 FEET) OF LOT 2 IN BLOCK 64 OF PAGE AND WOODS SUBDIVISION OF BLOCKS 50, 63 AND 64 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-07-430-008-0000

COMMON ADDRESS: 1641 W WASHINGTON BLVD, CHICAGO, ILLINOIS

**PARCEL 9:**

THE WEST 10.445 FEET OF LOT 4 AND THE EAST 9.715 FEET OF LOT 5 IN ASSESSOR'S DIVISION OF LOTS 3, 4, 5, 6 AND 7 AND THE WEST PART OF LOT 2 IN PAGE AND WOODS SUBDIVISION OF BLOCK 64 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 (EXCEPT FROM SAID ABOVE DESCRIBED PREMISES THAT PART THEREOF TAKEN OR USED FOR ALLEY) LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-07-430-009-0000

COMMON ADDRESS: 1639 W WASHINGTON BLVD, CHICAGO, ILLINOIS

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**PARCEL 10:**

*THE EAST 19.43 FEET OF LOT 4 IN ASSESSOR'S DIVISION OF LOTS 3, 4, 5, 6 AND 7 AND (EXCEPT THE EAST 30 FEET THEREOF) OF LOT 2 IN BLOCK 64 OF PAGE AND WOOD'S SUBDIVISION OF BLOCKS 50, 63 AND 64 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

*PIN: 17-07-430-010-0000*

*COMMON ADDRESS: 1637 W WASHINGTON BLVD, CHICAGO, ILLINOIS*

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