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STATE OF ILLINOIS)) SS COUNTY OF COOK)



Doc# 1911234040 Fee \$36.00

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

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/22/2019 11:04 AM PG: 1 OF 8

DONE SIL OF COUNTY

17-07-430-001-0000 17-07-430-002-0000 17-07-430-003-0000 17-07-430-004-0000 17-07-430-005-0000 17-07-430-006-0000 17-07-430-007-0000 17-07-430-008-0000 17-07-430-009-0000 ×17-07-430-0010-0000

The Lien Claimant, Rocha Plumbing, Inc., of Chicago Cook County, Illinois, hereby files notice and claim for Mechanics Lien against:

FBCC DEVELOPMENT CORPORATION an Illinois corporation c/o Rev. George W. Daniels

1613 W. Washington Blvd.

Chicago, IL 60612

OWNER and LENDER

FIRST BAPTIST CONGREGATIONAL CHURCH

OF CHICAGO

an Illinois corporation

c/o Rev. George W. Daniels

1613 W. Washington Blvd.

Chicago, IL 60612

LENDER



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

LESSEE

GENERAL CONTRACTOR

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

GREATER ILLINOIS TITLE COMPANY, INC. an Illinois corporation c/o Gregory M. Kosin, registered agent

TITLE COMPANY

120 N. LaSalle suite 900 Chicago, IL 60602 5004C

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 Hunged Nine Thousand, Seven Hundred Thirty Two Dollars and 36/00) (\$109,732.36) the balarce 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

Marc S. Mayer, attorney and agent for

Roche Rlumbing, 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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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The affiant, Marc S. Mayer, being first duly sworn on oath deposes and states that he is the attorney and agent of the Lien Claimant, that he is authorized to sign this Verification to the foregoing Subcontractor's Notice and Claim for Lien, that he has read the foregoing Subcontractor's Notice and Claim for Lien and knows the contents thereof and that all the statements therein contained are true.

Marc S. Mayer

SUBSCRIBED AND SWOR V TO BEFORE ME

this _____ day of April, 2019

NOTARY PUBLIC

ROBERT J AUGENLICHT
Official Seal
Matary Public - State of Illinois
J y Co.nmission Expires Aug 27, 2022

This document was prepared by MARC S. MAYER 123 W. Madison, 700 Chicago, IL 60602

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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 TRUSTLE'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 A'! 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 CF 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