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Doc#: 1918613241 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/05/2019 11:30 AM Pg: 1 of 4

Prepared by:
Donald Helf
DNR Electrical Contractors, Inc.
2580 S. 17th Avenue
Broadview, Illinois 60155

Please Return To:
DNR Electrical Contractors, Inc.:
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105

SPACE ABOVE FOR RECORDER'S USE
Reference ID 2482421

SUBCONTRACTOR'S CLAIM OF LIEN

In the Office of the Recorder of Deeds
County of Cook County, State of Illinois

Claimant:
DNR Electrical Contractors, Inc.
2580 S. 17th Avenue
Broadview, Illinois 60155

Hiring Party:
TW Chicago, LLC
2100 Clearwater Drive, Suite 300
Oak Brook, Illinois 60523

Property Owner:
BRI 1874 20 N CLARK, LLC
1140 E Hallandale Beach Boulevard
Hallandale, Florida 33009
BRI 1874 20 N CLARK, LLC
20 N. Clark, Suite 520
Chicago, Illinois 60602
Bri 1874 20 N Clark LLC
1140 E Hallandale Beach Blvd #520
Hallandale Beach, FL 33009

Prime Contractor:
TW Chicago, LLC
2100 Clearwater Drive, Suite 300
Oak Brook, Illinois 60523

Property P.I.N. Number: 17-09-460-004-0000,
17-09-460-005-0000, 17-09-460-006-0000,
17-09-460-007-0000, and 17-09-460-008-0000

IMPORTANT INFORMATION ON FOLLOWING PAGE

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The Claimant furnished labor, materials, services, tools and/or equipment of the following general description at the Property ("**Services**"): Provided electrical service, labor, and material for the build out of suites on the 8th floor, the 11th floor, the 25th floor, the 27th floor and various common areas pursuant to our contract with the general contractor, TW Chicago, LLC, on behalf of the owner, BRI 1874 20 N CLARK, LLC, a Delaware Limited Liability Company.

The Contract:

Amount Due and Claimed:

After deducting just offsets and credits, and accounting for all change orders, the amount demanded in this lien by the **CLAIMANT** is:

Type of Contract	Written	
Date of Contract	November 15, 2018	\$129,728.74
Last Furnishing Date	March 12, 2019	
Total Contract Amount	\$310,823.68	

Property:

The real property upon which the Project is constructed is the following described parcel(s) of land, and includes any and all structures and improvements located thereon, to which are to be charged with this Lien (the "**Subject Property**"):

Address: 20 North Clark Street, Chicago, Illinois 60602

County: Cook County

Legally Described As: Please see attached.

THE UNDERSIGNED LIEN CLAIMANT, above-identified as the **CLAIMANT**, hereby files a claim for a Mechanics Lien against the above-identified **PROPERTY OWNER**, and all other parties having or claiming an interest in the real estate above-identified as the **PROPERTY**; a claim for a Mechanics Lien is further asserted against the above- identified **PRIME CONTRACTOR**.

The **CLAIMANT** asserts that as of the above-indicated date of contract, the **PROPERTY OWNER** owned the property above-described as the **PROPERTY**.

Upon information and belief, the **CLAIMANT** asserts that the **PROPERTY OWNER**, or one knowingly permitted by it to do so, entered into a contract with the **PRIME CONTRACTOR** wherein the **PRIME CONTRACTOR** was to provide labor, materials, equipment, and/or other services for the construction of repairs, alterations and/or improvements upon the **PROPERTY**.

The **CLAIMANT** contracted with the **HIRING PARTY** by entering into the contract above-identified and described as the **CONTRACT**. The contract was such that the **CLAIMANT** would provide the above-described **SERVICES** to the **PROPERTY** for the total cost of the contract, above-identified. The **CLAIMANT** states that it did so provide the above-described **SERVICES**.

IMPORTANT INFORMATION ON THE FOLLOWING PAGE

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The **CLAIMANT** last furnished labor and/or materials to the **PROPERTY** on the date above-indicated.

After giving the **PROPERTY OWNER, PRIME CONTRACTOR** and all other interested and relevant parties all just credits, offsets and payments, the balance unpaid, due and owing to the **CLAIMANT** is above-identified as the **AMOUNT OF CLAIM**; for which, with interest, the **CLAIMANT** claims liens on the **PROPERTY** and improvements.

Notice has been provided to the **PROPERTY OWNER**, and persons otherwise interested in the above described **PROPERTY**, as to the status of the undersigned as subcontractor as provided by the Mechanics Lien Act (III Rev Stat ch 82 ¶ 5, 24 (1991); 770 ILCS 60/5 and 60/24 (1992)).

Signature of Claimant and Verification

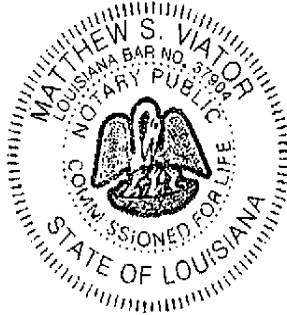
State of Louisiana, County of Orleans

I, Justin Gitelman, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the authorized, limited and disclosed agent of the Claimant named herein, appointed for the purposes of filing this Claim of Lien, and that I have read the foregoing Claim of Lien, know the contents thereof, and as an agent appointed by the Claimant to sign the instrument I have been provided and thereby have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.

Claimant, DNR Electrical Contractors, Inc.
Signed by Authorized and Disclosed Agent
Print Name: Justin Gitelman
Dated: July 02, 2019

Sworn to and subscribed before me, undersigned Notary Public in and for the above listed State and County/Parish, on this July 02, 2019, by Justin Gitelman, who is known to me, or satisfactorily proved to me, to be the person whose name is subscribed to this document, and who acknowledged that he/she executed this document in the capacity indicated for the principal named.

Notary Public



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LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 8 (EXCEPT THAT PART TAKEN FOR MADISON STREET) IN BLOCK 56 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

TEMPORARY EASEMENT FOR A PERIOD ENDING MAY 15, 2020 TO ERECT AND MAINTAIN AN EXHAUST STACK IN THE EASEMENT PARCEL DESCRIBED BELOW, TO SERVICE THE OFFICE BUILDING ON PARCEL 1, AS CREATED BY GRANT IN THE EASEMENT AGREEMENT BY AND BETWEEN FRANCISCAN FATHERS OF THE STATE OF ILLINOIS, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND HARRIS TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 27, 1978 AND KNOWN AS TRUST NUMBER 39038 DATED MAY 15, 1980 AND RECORDED AUGUST 5, 1980 AS DOCUMENT 25536851, SAID EASEMENT PARCEL BEING DESCRIBED AS FOLLOWS:

AN AIR RIGHT, LYING ABOVE A HORIZONTAL PLANE WITH AN ELEVATION OF 33.20 FEET, CITY OF CHICAGO DATUM, OVER THE NORTH 15.00 FEET OF THE SOUTH 58 FEET 2 INCHES OF THE EAST 4 FEET 8 INCHES OF LOT 7, (LYING NORTH OF MADISON STREET, AS WIDENED) IN BLOCK 56 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTH 1/2 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 17-09-460-004-0000, 17-09-460-005-0000, 17-09-460-006-0000,
17-09-460-007-0000, and 17-09-460-008-0000