

# UNOFFICIAL COPY



\*1919206143\*

**THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:**

Jeffrey B. Charkow  
Harris Winick Harris LLP  
333 W. Wacker Drive  
Suite 2060  
Chicago, Illinois 60606  
(312) 662-4600

Doc# 1919206143 Fee \$57.00

STAMP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2019 02:19 PM PG: 1 OF 3

## NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

1. THE UNDERSIGNED LIEN CLAIMANT, Power Construction Company LLC, of 8750 W. Bryn Mawr, Suite 500, Chicago, IL ("Claimant") hereby files its notice and claim for mechanics lien on the property located at 355 E Wacker Drive, Chicago, Cook County, Illinois with Property Identification Numbers 17-10-318-081 through 17-10-318-083 and as further described in the attached Exhibit A, which is incorporated herein by this reference (the "Property") against Gemchi (IL) LLC of New York, NY 10020 and GEMS Chicago, Inc. of New York, NY 10018 ("Owners"), Bank of Baroda, New York Branch of New York, NY 10016 ("Lender"), and against any person or entity claiming or having an interest in the Property.

2. Since on or about November 15, 2017 and continuing thereafter, Owner owned fee simple title to the Real Estate.

3. That on or about July 18, 2018, Claimant made a written contract with Owners to provide labor, material and equipment for the Property to construct the GEMS World Academy Chicago Phase II (the "Contract").

4. That on May 10, 2019, Claimant last performed substantial work and services under the Contract for which this mechanics lien is claimed.

5. As of the date hereof, there is due, unpaid and owing to Claimant for services performed and materials provided under the Contract, after allowing all credits, the principal and lienable sum of \$18,017,704.00 for which, with interest at the rate of 10% per annum, Claimant hereby claims a lien against Owners on the land and improvements and on the money or other consideration due or to become due from Owners under the Contract.

Dated: July 11, 2019

**POWER CONSTRUCTION COMPANY LLC**

By: Terry Graber

Name: Terry Graber  
Its: President & CEO

Address: 355 East Wacker Drive, Chicago, Cook County, Illinois  
Pin Numbers: 17-10-318-081 through 17-10-318-083

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STATE OF ILLINOIS     )  
                                  )  
COUNTY OF COOK     )     SS.

### AFFIDAVIT

I, Terry Graber, being first duly sworn, depose and state that I am the President & CEO of Power Construction Company LLC ("Claimant") and that I am duly authorized to execute this Notice and Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Notice and Claim for Mechanic's Lien and know the contents thereof, and that the statements contained therein are true.

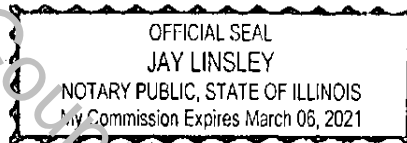
**POWER CONSTRUCTION COMPANY LLC**

By: Terry Graber

Name: Terry Graber  
Its: President & CEO

Subscribed and sworn to before me  
this 11<sup>th</sup> day of July 2019.

Jay Linsley  
Notary Public



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## EXHIBIT A LEGAL DESCRIPTION

LOT 22 (EXCEPT THE EAST 2.00 FEET THEREOF) TOGETHER WITH THE EAST 41.60 FEET OF LOT 15 (AS MEASURED PERPENDICULARLY TO THE EAST LINE OF LOT 15, SAID EAST LINE BEING ALSO THE WEST LINE OF SAID LOT 22), ALL IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

THE WESTERLY 125.00 FEET OF LOT 5, AS MEASURED PERPENDICULARLY TO THE WEST LINE OF LOT 5, IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ACCORDING TO PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045.