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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2019 11:33 AM PG: 1 OF 4

Amended
SUBCONTRACTOR'S CLAIM FOR
LIEN ON PRIVATE PROPERTY

STATE OF ILLINOIS

SS

COUNTY OF COOK

STAIR ONE, INC.

-vs-

SYNERGY CONSTRUCTION GROUP
LLC; 1422 KINGSBURY PARTNERS,
LLC; RECREATIONAL EQUIPMENT,
INC.; R2 COMPANIES, LLC; 860
EVERGREEN PARTNERS, LLC;

The Claimant, **STAIR ONE, INC.**, 349 King Muir Road, Lake Forest, IL 60045, County of Lake, State of Illinois, hereby gives a Claim for Lien on Private Property, and claims a lien against **SYNERGY CONSTRUCTION GROUP LLC**, 2037 West Carroll, Chicago, IL 60612 ("General Contractor"); **1422 KINGSBURY PARTNERS, LLC**, 200 W Street Fl 38, New York, NY 10282 ("Owner"), **860 EVERGREEN PARTNERS, LLC**, 200 W Street Fl 38, New York, NY 10282, ("Developer"); **RECREATIONAL EQUIPMENT, INC. A/K/A REI**, 905 West Eastman, Chicago, IL 60642 ("Tenant"); **R2 COMPANIES, LLC**, 1200 North Branch, 2nd Floor, Chicago, IL 60642 ("Party of Interest").

The aforesaid names parties had some interest at the times mentioned herein in the following described land in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS: 1422-1436 KINGSBURY, CHICAGO, ILLINOIS 60642 WITH ENTRANCES LOCATED ON 905 WEST EASTMAN STREET, CHICAGO, ILLINOIS OR 860 WEST EVERGREEN AVENUE, CHICAGO, ILLINOIS 60642

PIN: 17-05-220-006-0000

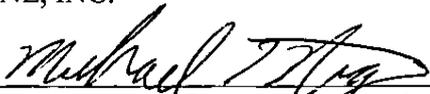
On or about February 18, 2019, SYNERGY CONSTRUCTION GROUP LLC hired Claimant to furnish work, labor, material, equipment, and supervision for all exterior and interior handrailing and guard railing, for use in the construction work on the above described property. Said improvement were made with the knowing permission of the Owner. Claimant's last date of work on the premises was April 16, 2019.

After all just credits and set offs, there is a balance due Claimant in the sum of ONE HUNDRED THIRTY-FOUR THOUSAND FIVE HUNDRED SEVENTY AND 00/100ths DOLLARS (\$134,570.00) for which, with interest, the Claimant claims a lien on said land and improvements, and the leasehold interest, if any.

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STAIR ONE, INC.

BY: 
Michael T. Nigro, One of Its Attorneys and Authorized Agent

This instrument was prepared by:
MICHAEL T. NIGRO
NIGRO, WESTFALL & GRYSKA, P.C.
One Tiffany Pointe, Suite 206
Bloomington, IL 60108
630-682-9872
Mike@nigrowestfall.com

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VERIFICATION

STATE OF ILLINOIS)
)SS.
 DUPAGE COUNTY)

The Affiant, Michael T. Nigro, being first duly sworn on oath deposes and says, that he is the Attorneys and Authorized Agent for STAIR ONE, INC., that he has read the foregoing Subcontractor's Claim for Lien on Private Property, knows the contents thereof, and that all the statements therein contained are true.

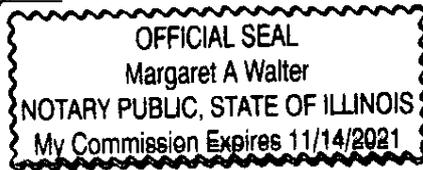
STAIR ONE, INC.

Michael T. Nigro

SUBSCRIBED AND SWORN TO
 before me this _____ day
 of _____ 2019

[Handwritten Signature]

 NOTARY PUBLIC



Stair One, Inc. v. Synergy

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOTS 1, 2, 3 AND THE NORTHWESTERLY 49.05 FEET OF LOT 4, IN BLOCK 62 IN CHICAGO LAND COMPANY'S RESUBDIVISION OF BLOCKS 36, 37, 46, 47, 48, 55, 56, 62, 63, 70, 71, 74, 84 AND LOT 1 OF BLOCK 50 ALL IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT DATED MAY 26, 2006 AND RECORDED MAY 26, 2006 AS DOCUMENT 0614632045, FOR THE PURPOSES OF USE, MAINTENANCE AND REPAIR OF COMMON WALL LOCATED ALONG THE SOUTHEASTERLY LINE OF THE LAND AND FOR COMMON CONNECTION POINTS FOR GAS AND ELECTRIC SERVICE.

PIN: 17-05-220-006-0000

COMMONLY KNOWN AS: 1422-1436 Kingsbury, Chicago, Illinois 60642 with entrances located on 905 W. Eastman, Chicago, IL 60642