

# UNOFFICIAL COPY

Doc#: 1919855302 Fee: \$55.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/17/2019 01:29 PM Pg: 1 of 3

**NOTICE OF SUBCONTRACTORS CLAIM and ILLINOIS MECHANIC'S LIEN CLAIM-  
LEASEHOLD IMPROVEMENT**  
(770 ILCS 60/7)

STATE OF ILLINOIS  
COUNTY OF COOK

The claimant, **Shambaugh & Son L.P., P. O. Box 1287, Fort Wayne, IN 46801**, hereby files a claim for a lien against **Independence Apartments L.P., 566 W. Lake Street, Suite 400, Chicago, IL 60661, Lessee/Contracting Entity, CIBC Bank USA, 120 S. LaSalle Street, Chicago, IL 60603 and North River Commission, 3403 W. Lawrence Ave #201, Chicago, IL 60625, Lenders, Leopardo Inc., 5200 Prairie Stone Parkway, Hoffman Estates, IL 60192, Contractor, and ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS** and states:

That on **February 19, 2018**, the owner(s) owned the following described land in above named county, State of Illinois, to wit:

**PIN #'s: 13-14-331-025-0000, 13-14-331-008-0000, 13-14-331-009-0000, see Legal Description attached hereto, all in Chicago, County of Cook, State of Illinois**

Commonly known as: **Independence Library, 4022 North Elston Avenue, Chicago, IL 60618**


That on **February 19, 2018**, claimant made a contract with said contractor to furnish **Installation of Fire Sprinkler System, all related materials and/or labor**, and to date the materials and labor have been delivered to said value. The last date on which materials were delivered or labor was performed was **March 26, 2019**, leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$27,020.00** for which, with interest, claimant claims a lien on said land and improvements.

This claim for mechanic's lien applies to Tenant's leasehold interest in the Real Estate, as improved, and any interest of the Owner in or to improvements to the leasehold estate.

**File No.: 112475-19-1**  
**Job #: 257289**

**Shambaugh & Son L.P.**

BY: \_\_\_\_\_

  
**Allan R. Popper of Lienguard, Inc.,  
Agent for Shambaugh & Son L.P.  
P. O. Box 1287  
Fort Wayne, IN 46801**

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STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

Affiant, Allan R. Popper, being first duly sworn, on oath deposes and says that he is the agent of the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

BY: \_\_\_\_\_

**Allan R. Popper of Lienguard, Inc.,  
Agent for Shambaugh & Son L.P.  
P. O. Box 1287  
Fort Wayne, IN 46801**

Subscribed and sworn to on **July 16, 2019**

*Florence Santarsieri*  
\_\_\_\_\_  
Florence Santarsieri - Notary Public

Prepared by and return  
Recorded document to:  
Allan R. Popper  
**Lienguard, Inc.**  
1000 Jorie Blvd. Ste. 270  
Oak Brook IL 60523



CC: Chicago Housing Authority  
60 East Van Buren Street  
Chicago, IL 60605

Property of Cook County Clerk's Office

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**TRACT 1:**

LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE DATED AS OF JANUARY 11, 2018, BETWEEN CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, LANDLORD, AND NORTH RIVER COMMISSION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, INITIAL TENANT, RECORDED SIMULTANEOUSLY HEREWITH, WHICH WAS AMENDED AND ASSIGNED TO INDEPENDENCE APARTMENTS LP, AN ILLINOIS LIMITED PARTNERSHIP, BY ASSIGNMENT AND ASSUMPTION AND AMENDMENT OF GROUND LEASE DATED AS OF JANUARY 11, 2018, AND RECORDED SIMULTANEOUSLY HEREWITH, DEMISING AND LEASING FOR A TERM OF 99 YEARS THE FOLLOWING DESCRIBED PARCEL TO WIT:

**PARCEL 1:**

THE NORTHEASTERLY 72 FEET (MEASURED ALONG THE NORTHWESTERLY LINE AND SOUTHEASTERLY LINE THEREOF) OF LOT 4 AND ALL OF LOTS 5, 6, 7, 8, 9, 10 AND 11 IN BLOCK 28 IN SUBDIVISION OF BLOCKS 1 TO 31 INCLUSIVE OF W. B. WALKER'S ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 15423487 AND IN DEED RECORDED SEPTEMBER 18, 1952 AS DOCUMENT 15439364 AND AS AMENDED BY THAT AMENDMENT TO SEWER AND WATER EASEMENT RECORDED JANUARY 5, 2018 AS DOCUMENT NUMBER 1800529089, ALL IN COOK COUNTY, ILLINOIS.

**TRACT 2:**

OWNERSHIP OF ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASE, ON THE LEASEHOLD ESTATE HEREINABOVE DESCRIBED AS TRACT 1.