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1920616032

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

DOC# 1520010032 Fee \$45.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
PATE: 07/25/2019 12:17 PM PG: 1 OF 4

The Claimant, METAL ERECTOR, INC., 1401 Glenlake Avenue, Itasca, Illinois 60143 (hereinafter "Claimant"), hereby files this notice and claim for lien against LINCOLN FULLERTON REIT PROPERTY LLC, a Delaware limited liability company ("Owner"), W.E. O'NEIL CONSTRUCTION CO., an Illinois corporation ("General Contractor"), CREATIVE PANEL SYSTEMS INC., an "liinois corporation ("Subcontractor CPSI"), JPMorgan Chase Bank, N.A., as Administrative Agant on behalf of a Loan Agreement ("Lenders"), SKIDMORE, OWINGS & MERRILL LLP ("Architect") and ALL UNKNOWN OWNERS AND NON-RECORD CLAIMANTS, and/or parties in interest, and any persons claiming to be interested in the real estate described herein, and further states as follows:

That on or about August 13, 2018 – May 15, 2018, Owner(s) owned the land legally described on Exhibit A attached hereto located in the County of Cook, State of Illinois ("Subject Property").

Permanent Index Numbers: 14-33-100-044-0000, 14-33-100-045-0000, 14-33-100-046-0000

Property Address: 2316 N. Lincoln Avenue, Chicago, IL 606,4

That W.E. O'Neil Construction Co. was Owner's general contractor for improvements thereof.

That Lenders are holders of a Mortgage and Security Agreement recorded against the Subject Property (and other property) in Cook County on July 11, 2017 as document number 1719229050.

That on or about October 25, 2017, Subcontractor CPSI made a written subcontract agreement ("Subcontract Agreement") with Claimant to provide labor, materials, equipment, supervision, tools and supplies necessary estimated at \$1,835,000.00 for work at the Subject Property.

That Claimant has completed the work and provided the materials hereunder claimed.

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That the Claimant herein delivered materials and provided labor and services to the value of \$909,498.00 and substantially completed all required under the Subcontract Agreement on May 15, 2019.

That Subcontractor CPSI, Owner(s) has made payments on the account in the amount of \$93,310.17, leaving due, unpaid and owing to the Claimant the total sum of \$816,187.83 for which, with interest, costs associated with said lien, and attorneys' fees and costs, the Claimant herein claims a lien on said land and improvements and on the monies or other consideration due or to become due from the Subcontractor CPSI under said contract against Subcontractor CPSI, General Contractor and Owner(s).

Date this 24 day of July, 2019.

METAL ERECTOR, INC., an Illinois corporation

Ву:___

Rose Marie Gizzi, President

VERIFICATION

STATE OF ILLINOIS

) ss.

COUNTY OF DUPAGE

The affiant, Rose Marie Gizzi, being duly sworn on oxin deposes and says that she is the President of Metal Erector, Inc., the Claimant herein; that she has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Rose Marie Gizzi

SUBSCRIBED AND SWORN TO before me

this JUM day of July, 2019

Volery Public

OFFICIAL SEAL
CATHY A PERKOWITZ
NOTARY PUBLIC - STATE OF ILLING

NOTARY PUBLIC - STATE OF ILLINOIS

NOTARY PUBLIC - STATE OF ILLINOIS

NOTARY PUBLIC - STATE OF ILLINOIS

PREPARED BY AND RETURN TO:

David J. Bressler Dykema Gossett PLLC 2300 Cabot Drive, Suite 505 Lisle, IL 60532

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STATE OF ILLINOIS) ss. COUNTY OF COOK

CERTIFICATE OF SERVICE

The undersigned, being first duly sworn, on oath deposes and says that he/she served this notice by sending a duplicate original thereof to:

Lincoln Fullerton REIT Property LLC 2800 Post Oak Boulevard **Suite 4800** Houston, TX 77056

Lincoln Fullerton REIT Property LLC 208 South LaSalle Street, Suite 814 Chicago, IL 60604

CT Corporation Systems Inc., Registered Agent of

Creative Panel Systems Inc. 1401 Glenlake Average Itasca, IL 60143 Attn: Ernest Edwards, President CT Corporation Systems Inc. Registered Agent of Creative Panel Systems Inc. 208 South LaSalle Street, Suite 814 Chicago, IL 60604

W.E. O'Neil Construction Co. 434 N. Canal Street Chicago, IL 60657 Attn: John A. Russell, President William E. O'Neil Registered Agent of W.E. O'Neil Construction Co. 1245 W. Washington Boulevard Chicago, IL 60607

JPMorgan Chase Bank, N.A. 10 South Dearborn Mail Code: IL1-0958 Chicago, IL 60603 Attn: Commercial Real Estate Illinois Corporation Service C Registered Agent of Skidmore, Owings & Merrill LLP 801 Adlai Sævenson Drive Springfield, IL 62703-4261

Skidmore, Owings & Merrill LLP 244 Michigan Avenue, Suite 1000 Chicago, IL 60604

3/6/4'S O// by certified mail, return receipt requested and delivery limited to addressee only, on the day of July, 2019.

SUBSCRIBED AND SWORN TO before me this 35¹¹¹ day of

Notary Public

OFFICIAL SEAL ANDREA L. BAKER Notary Public - State of Illinois My Commission Expires 10/29/2020

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EXHIBIT A

Legal Description

LOTS 5 THROUGH 18 IN SUBDIVISION OF BLOCK 8 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1848 AND RERECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151621, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

THAT PART OF LOTS 5 THROUGH 18 DESCRIBED AS BEGINNING AT THE EASTMOST CORNER OF SAID LOT 5; THENCE SOUTH 44° 51' 20" WEST 150.00 FEET ALONG SOUTHEASTERLY LINE THEREOF TO THE SOUTHMOST CORNER OF SAID LOT 5; THENCE NORTH 45° 00' 45" WEST 350.24 FEET ALONG THE SOUTHWESTERLY LINE OF I JIS 5 THROUGH 18 AFORESAID TO THE WESTMOST CORNER OF SAID LOT 18; THENCE NORTH 44° 53' 47" EAST 150.00 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT 18 TO THE NORTHMOST CORNER THEREOF; THENCE SOUTH 45° J0' 45" EAST 350.13 FEET ALONG THE NORTHEASTERLY LINE OF LOT 5 THROUGH 18 AFORESAID TO THE POINT OF BEGINNING IN SUBDIVISION OF BLOCK 3 IN CANAL TRUSTEES SUBDIVISION OF THE NORTH HALF AND THE NORTH HALF OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINC!PAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1848 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151621, IN COOK COUNTY, ILLINOIS.

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