

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

Doc# 1922045017 Fee: \$55.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 08/08/2019 09:35 AM Pg: 1 of 3

STATE OF ILLINOIS

COUNTY OF Cook

KLATT ENTERPRISES, INC.

CLAIMANT

-VS-

1422 Kingsbury Partners, LLC

Recreational Equipment, Inc.

SYNERGY CONSTRUCTION GROUP LLC

DEFENDANT(S)

The claimant, **KLATT ENTERPRISES, INC.**, of Cary, IL 60013 County of **McHenry**, hereby files a claim for lien against **SYNERGY CONSTRUCTION GROUP LLC**, contractor of 2037 W. Carroll Street, Chicago, IL and **1422 Kingsbury Partners, LLC** New York, NY 10282 **Recreational Equipment, Inc. (Lessee)** Chicago, IL 60642 {hereinafter collectively referred to as "owner(s)"} and any persons claiming an interest in the premises herein and states:

That on **12/10/2018**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **REI 905 W. Eastman Street Chicago, IL 60642**

A/K/A: **See Attached Exhibit "A" for Legal Description**

A/K/A: **Tax# 17-05-220-006**

and **SYNERGY CONSTRUCTION GROUP LLC** was the owner's contractor, or in the alternative, Lessee's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **12/10/2018**, said contractor made a subcontract with the claimant and said contract was memorialized on **1/1/2019** to provide **labor and material for concrete work** for and in said improvement, and that on or about **4/11/2019** the claimant completed thereunder all that was required to be done by said subcontract.

UNOFFICIAL COPY

The following amounts are due on said subcontract:


Original Contract Amount	\$198,000.00
Change Orders/Extras	\$384,963.48
Credits	\$.00
Work Not Performed	\$.00
Payments	\$319,500.00
Total Balance Due	\$263,463.48

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Two Hundred Sixty Three Thousand Four Hundred Sixty Three Dollars and 48/100 (\$263,463.48) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on June 12, 2019.

KLATT ENTERPRISES, INC.


Gary Klatt Vice President

Prepared By:

KLATT ENTERPRISES, INC.
555 Surrey Ridge Drive
Cary, IL 60013

VERIFICATION

State of IL
County of McHenry

The affiant, Gary Klatt, being first duly sworn, on oath deposes and says that the affiant is Vice President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true.


Gary Klatt Vice President

Subscribed and sworn before me this June 12, 2019.


Notary Public's Signature



UNOFFICIAL COPY

EXHIBIT A

Legal Description

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 AND 84 AND LOT 1 OF BLOCK 50 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.