UNOFFICIAL COPY

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

#1924908232×

Doc# 1924908232 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/06/2019 02:17 PM PG: 1 OF 5

CONTRACTOR'S CLAIM FOR AND NOTICE OF MECHANICS' LIEN

The undereigned lien claimant, Anchor Mechanical, Inc. ("Claimant" or "Lien Claimant") having its principal place of business at 255 N. California Avenue, in Chicago, IL, County of Cook, State of Illinois, hereby claims a mechanics' lien pursuant to 770 ILCS 60/1 et. seq. on the below-described premises against 700 North Michigan Avenue, LLC (hereinafter "Owner") and M&M Commercial Property Services, LLC ("Agent") for the property located at 700 N. Michigan Avenue, Chicago, IL, and any other interested persons and states

1. That, on information and belief, on or about December 1, 2016 through the present, Owners owned the following described land in the County of Cook, State of Illinois to wit:

Permanent Real Estate Index Numbers:

17-10-103-013-0000; 17-10-105-015-0000;

17-10-105-016-0000

Legal Description: See Attached

- 2. That on or about January 17, 2019, the Claimant entered into a contract (the "Contract") with Agent and Owner, to provide building materials, equipment, and labor, certain HVAC work and repair services to Agent and Owner for construction, alterations and/or improvements to and for the benefit of the premises, and to be erected on the Premises and to benefit the Premises.
- 3. That the Lien Claimant has fully performed all work required under the Contract with the knowledge and consent of the Owner and/or Owner's Authorized Agent, and said work has been accepted by the Owner's Authorized Agent and Owner without dispute. The Owner authorized the Authorized Agent to enter into the Contract and/or knowingly permitted its agent to enter into the Contract for the improvement of the Real Estate. The Owner, directly, and/or through its Authorized Agent permitted the Lien Claimant access to the premises to perform the work necessary to fully complete the Contract.

1924908232 Page: 2 of 5

UNOFFICIAL COPY

- 4. Claimant last performed work under the Contract on or about April 12, 2019. Owner and/or Authorized Agent have breached the contract by failing to pay the Lien Claimant for money justly due Lien Claimant under the contract when the same should have been paid.
- 5. That the Lien Claimant is entitled to its construction labor and material charges in the sum of \$15,849.00 pursuant to the terms of the Agreement between the Claimant and the Owner and/or Authorized Agent for which the Owner benefited.
- 6. That the balance due and owing to the Lien Claimant after applying all just cred's and payments is the sum of \$15,849.00, with interest, and/or statutory interest and attorneys' fees, for which the claimant CLAIMS A LIEN ON SAID PREMISES, LAND, AND IMPROVEMENTS.

ANCHOR MECHANICAL, INC.

3y: 🖊

Michael Rosner, President

Ounty Clork's Office

This document was prepared by,
And after recording should be returned to,
John J. Conway, Esq. of
Sullivan, Hincks & Conway
120 West 22nd Street, Suite 100
Oak Brook, IL 60523
(630) 573-5021

1924908232 Page: 3 of 5

UNOFFICIAL COPY

AFFIDAVIT

STATE OF ILLINOIS)
)SS
COUNTY OF DuPAGE)

This affiant being first duly sworn on oath, deposes and states, that he is the President of Anchor Mechanical, Inc., the lien claimant, that he has read the above and foregoing lien claim; that he has knowledge of the contents thereof and that the same is true.

Anchor Mechanical, Inc.

SUBSCRIBED AND SWOPN to before me this 6th day

of August 2017 Japt

JOHN J CONWAY

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 3/30/2023

Notary Public

1924908232 Page: 4 of 5 1722019029 Page: 4 of 5 UNOFFICIAL COPY

Legal Description

PARCEL ONE

LOT 1 IN CHICAGO PLACE RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.0 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO

LOTS 3 AND 4 (EXCEPTING ALL IMPROVEMENTS FROM SAID LOTS AS CONVEYED IN THE DEED FROM CHICAGO PLACE PARTNERSHIP TO BCED-ILLINOIS RESOURCES INC. RECORDED AS DOCUMENT 90 512 154; IN THE DEED FROM BCED-ILLINOIS RESOURCES INC. TO POST AND POWELL CORPORATION RECORDED AS DOCUMENT 90 512 155, IN THE DEED FROM POST AND POWELL CORPORATION TO SAKS AND COMPANY RECORDED AS DOCUMENT NUMBER 90 512 156; AND IN THE DEED FROM SAKS AND COMPANY TO WIN MERGER, INC. RECORDED AS DOCUMENT NUMBER 91 001 574, IN CHICAGO PLACE RESUBDIVISION OF THE LAND, PROPERTY AND SPACE VITHIN BLOCK 46 (EXCEPT THE EAST 75.0 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL THREE

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS ONE AND TWO AS SET FORTH IN ARTICLE III OF THE EASEMENT AND OPERATING AGREEMENT RECORDED OCTOBER 5, 1990 AS DOCUMENT NUMBER 90487310 MADE BY AND BETWEEN CHICAGO PLACE PARTNERSHIP, AN ILLINOIS CORPORATION, LASALLE NATIONAL TRUST, N.A., SUCCESSOR TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 9886 AND KNOWN AS TRUST NUMBER 111297, 700 MICHIGAN TOWER PARTNERSHIP, AN ILLNOIS PARTNERSHIP, SAKS & COMPANY, A NEW YORK CORPORATION AND POST AND POWELL CORPORATION, A CALIFORNIA CORPORATION.

Permanent Real Estate Index Numbers:

17-10-105-013-0000; 17-10-106-015-0000;

17-10-105-016-0000.

Commonly known as:

700 N. Michigan Avenue, Chicago, Illinois 60611

1924908232 Page: 5 of 5 1722019029 Page: 5 of 5

UNOFFICIAL COPY

Service List

700 North Michigan Avenue LLC Attention: Doug Kruczek 700 N. Michigan Avenue Suite 808 Chicago, IL 60611

700 North Michigan Avenue LLC c/o Faxxon Legal Information Service, R/A 901 S. Second Street Suite 201 Springfield, IL 62/94

700 Noith Michigan Avenue LLC
1412 Broadway, 3rd Floor
New York, NY 10018