

# UNOFFICIAL COPY

MECHANIC'S LIEN:

**CLAIM**

Doc#: 1925334019 Fee: \$55.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/10/2019 09:21 AM Pg: 1 of 3

STATE OF ILLINOIS        }  
  }  
COUNTY OF **Cook**        }

**ADVANTAGE PLUMBING & HEATING D/B/A ADVANTAGE KITCHEN & BATH GALLERY**

**CLAIMANT**

-VS-

NHC LLC  
Nobu Chicago Restaurant, LLC  
Centaur Construction Co., Inc.  
R. CARROZZA PLUMBING CO., INC.

**DEFENDANT(S)**

The claimant, **ADVANTAGE PLUMBING & HEATING D/B/A ADVANTAGE KITCHEN & BATH GALLERY** of Niles, IL, 60714-3145 County of **Cook**, hereby files a claim for lien against **R. CARROZZA PLUMBING CO., INC.**, of 9226 W. Chestnut Franklin Park, IL, a subcontractor to **Centaur Construction Co., Inc.** contractor of 361 W. Chestnut, Suite 200 Chicago IL 60610, and **NHC LLC** Miami Beach, FL 33140 **Nobu Chicago Restaurant, LLC** New York, NY 10019 {hereinafter collectively referred to as "owner(s)"} and any persons claiming an interest in the premises herein and states:

That on **11/5/2018**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address:        **Nobu Hotel 846 - 854 W. Randolph Street Chicago, IL 60607**

A/K/A:                   **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A:                   **Tax# 17-08-433-007; 17-08-433-008**

and **R. CARROZZA PLUMBING CO., INC.** was a subcontractor to **Centaur Construction Co., Inc.** owner's contractor for the improvement thereof. That on or about **11/5/2018**, said subcontractor made a contract with the claimant to provide **plumbing fixtures** for and in said improvement, and that on or about **7/12/2019** the claimant last performed under said contract.

# UNOFFICIAL COPY

The following amounts are due on said contract:

Original Contract Amount	\$317,069.81
Change Orders/Extras	\$ .00
Credits	\$ .00
Work Not Performed	\$194,776.82
Payments	\$63,639.82
Total Balance Due	\$58,653.17

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Fifty Eight Thousand Six Hundred Fifty Three Dollars and 17/100 (\$58,653.17) 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, subcontractor and/or owner(s) under said contract.

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 August 16, 2019.

**ADVANTAGE PLUMBING & HEATING D/B/A ADVANTAGE KITCHEN & BATH GALLERY**

*[Handwritten Signature]*  
David Kotowsky President

Prepared By:

**ADVANTAGE PLUMBING & HEATING D/B/A ADVANTAGE KITCHEN & BATH GALLERY**  
7850 N. Milwaukee Avenue,  
Niles, IL 60714-3145

### VERIFICATION

State of IL  
County of Cook

The affiant, David Kotowsky, being first duly sworn, on oath deposes and says that the affiant is 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.

*[Handwritten Signature]*  
David Kotowsky President

Subscribed and sworn before me this August 16, 2019.

*[Handwritten Signature]*

Notary Public's Signature



# UNOFFICIAL COPY

## EXHIBIT A

Permanent Real Estate Index Numbers: 17-08-433-007-0000  
17-08-433-008-0000

Commonly known as: 854 West Randolph Street, Chicago, Illinois

### PARCEL 1:

LOTS 1 AND 2 IN THE SUBDIVISION OF LOTS 14 AND 15 (EXCEPT THE SOUTH 35.00 FEET OF EACH OF SAID LOTS TAKEN FOR WIDENING WEST RANDOLPH STREET) IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE SOUTH 25.00 FEET (EXCEPT THE SOUTH 10.00 FEET OF THE EAST 45 FEET 2-5/8 INCHES AND ALSO EXCEPT THE EAST 10.00 FEET THEREOF) OF LOT 13 IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### ALSO

THE EAST-WEST 10 FOOT ALLEY VACATED BY ORDINANCE PASSED APRIL 14, 2010 AND RECORDED JULY 15, 2010 AS DOCUMENT NO. 1019618076 DESCRIBED AS FOLLOWS: THE SOUTH 10.00 FEET OF THE WEST 20.01 FEET OF EAST 45 FEET 2-5/8 INCHES (45.22 FEET) OF LOT 13 IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THE NORTH  $\frac{1}{2}$  OF LOT 13 IN BLOCK 35 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.