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Doc#: 1926246138 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/19/2019 11:56 AM Pg: 1 of 4

STATE OF ILLINOIS)
) ss:
COUNTY OF LAKE)

For Recorder's Use Only

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The claimant, Pepper Construction Company, a Delaware corporation ("Claimant"), with its principal office at 643 North Orleans Street, Chicago, Illinois, hereby files its Original Contractor's Claim for Mechanics Lien on the real estate hereinafter described and against the interest of the following entities in the real estate (collectively, "Owners"):

854 West Randolph LLC (Owner); NHC, LLC (Owner); 842-844 W. Randolph, LLC; RCD Resorts (Owner); BC45 LLC; Bridgford Foods; Veerasway Limited Partnership dba Grange Hall Burger Bar/Backdoor Saloon; Centaur Construction Company, Inc. (General Contractor); Shawmut Design and Construction (General Contractor) and any person claiming an interest in the real estate by, through or under the Owners.

Claimant states as follows:

1. On or about July 1, 2017, and subsequently, Owners owned varying interests in the title to the real estate that includes all land and improvements thereon in Cook County, Illinois, commonly known as 846-54 West Randolph Street, Chicago, Illinois ("Real Estate") and legally described as follows:

See Exhibit A, attached hereto and by this reference, made a part hereof.

The permanent real estate tax numbers (the property identification numbers or "PIN numbers") for the real estate are:
17-08-433-007-0000 and 17-08-433-008-0000

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2. Claimant entered into a written contract ("Contract") dated July 1, 2017 with Centaur Construction Company, Inc. ("CCC") under which Claimant agreed to provide all necessary labor and materials for the construction of Structural Concrete ("the Work") on the Real Estate for the original Contract amount of \$6,000,000.00.
3. The Contract was entered into by CCC and Claimant. The Work was performed by the Claimant with the knowledge and consent of the Owners.
4. Claimant performed the Work in the amount of \$6,000,000 at the request of CCC and knowingly permitted by Owners as aforesaid.
5. Claimant has performed additional work at the special instance and request of CCC ("Additional Work") and knowingly permitted by the Owners in the sum of \$1,398,606.00.
6. Claimant last performed Work as required under the initial Work of the Contract on July 10, 2019 and continued to perform Additional Work through March 29, 2019.
7. As of the date hereof, \$6,555,000.00 has been paid to Claimant and after all set offs for non-lienable costs and other credits there is due, unpaid, and owing to Claimant the principal sum of \$843,606.00, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$843,606.00 plus interest, together with all of its fees and costs related to the filing and enforcement of this lien.

Dated: September 17, 2019

PEPPER CONSTRUCTION COMPANY

By: 

Scott M. Kennedy

Its: Sr. Vice-President

This document has been prepared by and after recording should be returned to:

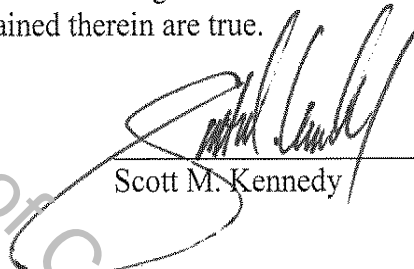
Timothy F. Sullivan
 PEPPER CONSTRUCTION COMPANY
 411 Lake Zurich Road
 Barrington, Illinois 60010

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VERIFICATION

STATE OF ILLIOIS)
) ss:
 COUNTY OF LAKE)

Scott M. Kennedy, being first duly sworn on oath, states that he is a Senior Vice-President of Claimant, Pepper Construction Company, a Delaware corporation, that he is authorized to sign this Verification to the foregoing Original Contractor's Claim for Mechanics Lien, that he has read the Original Contractor's Claim for Mechanics Lien, and that the statements contained therein are true.



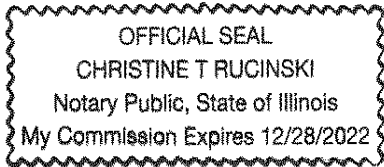
 Scott M. Kennedy

Subscribed and sworn to before me
 this 18th day of September, 2019.



 Notary Public

My Commission expires 12/28, 2022



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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-08-433-007-0000 and 17-08-433-008-0000

PARCEL 1:

LOTS 1 AND 2 IN EDMUND A. CUMMING'S 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 OF CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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