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1927434071

**ORIGINAL
CONTRACTORS'
CLAIM FOR LIEN**

Doc# 1927434071 Fee \$47.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/01/2019 10:29 AM PG: 1 OF 6

(Above Space for Recorder's Use Only)

The Claimant, **CHAS. BENDER CO.**, an Illinois corporation, hereby makes its Original Contractors' Claim for a Mechanics lien on the Real Estate commonly known as **9 West Walton Street, retail parcel, Chicago, IL 60610**, County of Cook, State of Illinois, described as:

SEE EXHIBIT A-LEGAL DESCRIPTION

and against the interest of the Owners, **9 West Walton Condominium Developer LLC and/or WALTON RETAIL LLC, or any corporation, partnership, or limited liability company by which they do business, under any name actual or assumed,** and any person claiming interest in the above described real estate by, through, or under the above named Owners of 908 N. Halsted Street, Chicago, County of Cook, State of Illinois and in support thereof states as follows, that:

1. At all times relevant to this claim and subsequently, one or more of the above named Owners owned the above described Real Estate and all improvements thereon.

2. That on December 22, 2017, the Claimant entered into a written contract with one or more of the above name Owners, and/or with an individual knowingly permitted by the Owner(s) to contract on their behalf, to furnish construction materials, kitchen/bar equipment and labor for and in said renovation and improvement, and that June 27, 2019 was the last date the claimant completed work required by said contract, delivering and supplying construction materials, kitchen/bar equipment and labor to the value of \$2,443,452.76.

*This instrument prepared by: David Frank, Esq. 1211 Landwehr Rd., Northbrook, IL 60062
After recording please mail to: David Frank, Esq. 1211 Landwehr Rd., Northbrook, IL 60062*

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PROOF OF SERVICE

I, David Frank, an attorney, hereby state that on 10/1/19, I served the above and foregoing Original Contractors' Notice and Claim for Lien by sending a copy thereof by Certified Mail, return receipt requested, with proper postage prepaid, to the following persons:

Walton Street KB LLC
Attn: Ryan O'Donnell
912 N. State Street
Chicago, IL 60610

Certified Receipt#- 7019 0700 0000 7903 3190

JDL Development, LLC
Attn: James D. Letchinger
908 N. Halsted Street
Chicago, IL 60642

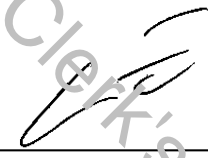
Certified Receipt#- 7019 0700 0000 7903 3008

Brown, Udell, Pomerantz & Delrahim, LTD
Attn: Michael J. Delrahim, Esq
225 W. Illinois Street, Suite 300
Chicago, IL 60654

Certified Receipt#- 7019 0700 0000 7903 3015

Walton Retail LLC
Attn: Robert D. Stone
908 N. Halsted Street
Chicago, IL 60642

Certified Receipt#- 7019 0700 0000 7903 3022



David Frank

*This instrument prepared by: David Frank, Esq. 1211 Landwehr Rd., Northbrook, IL 60062
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EXHIBIT A-LEGAL DESCRIPTION

1: RETAIL PARCEL 1

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.36 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST WALTON STREET WITH THE WEST LINE OF NORTH STATE STREET; THENCE SOUTH $00^{\circ}15'03''$ WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 98.16 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST ALONG A LINE PARALLEL WITH THE SOUTH LINES OF SAID LOT 6 A DISTANCE OF 14.64 FEET; THENCE SOUTH $00^{\circ}15'03''$ WEST 0.96 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST 29.14 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 16.06 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST 26.16 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 11.09 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 7.14 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 7.15 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 5.99 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 13.87 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST 12.43 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 33.45 FEET; THENCE NORTH $90^{\circ}00'00''$ WEST 6.79 FEET; THENCE NORTH $00^{\circ}15'03''$ EAST 17.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH $89^{\circ}53'10''$ EAST ALONG THE NORTH LINE OF LOT 6 AFORESAID 76.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

2: RETAIL PARCEL 2

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.36 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH $90^{\circ}00'00''$ EAST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 24.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH $00^{\circ}00'00''$ EAST ALONG A LINE PERPENDICULAR TO THE SOUTH LINES OF LOT 6 AFORESAID 17.02 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST 6.60 FEET; THENCE SOUTH $00^{\circ}00'00''$ WEST 2.76 FEET, THENCE SOUTH $90^{\circ}00'00''$ EAST 3.16 FEET; THENCE SOUTH $00^{\circ}00'00''$ EAST 14.26 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 6;

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THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 9.75 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

3: RETAIL PARCEL 3

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008, AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.00 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST WALTON STREET WITH THE NORTH LINE OF NORTH STATE STREET; THENCE SOUTH 00°15'03" WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 107.72 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 49.07 FEET TO A POINT ON A WEST LINE OF LOT 6 AFORESAID; THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE 19.63 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 6; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF LOT 6 AFORESAID 21.72 FEET; THENCE NORTH 00°15'03" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 6 A DISTANCE OF 5.14 FEET; THENCE SOUTH 90°00'00" EAST 0.89 FEET; THENCE NORTH 00°15'03" EAST 38.89 FEET; THENCE NORTH 90°00'00" WEST 6.55 FEET; THENCE NORTH 00°15'03" EAST 44.21 FEET TO A POINT ON THE NORTH LINE OF LOT 6 AFORESAID; THENCE SOUTH 89°53'10" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 76.54 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS, AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

PARCEL 5:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, ENCROACHMENTS AND SHARED FACILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES RECORDED MAY 11, 2010 AS DOCUMENT 1013118085 AND FIRST AMENDMENT RECORDED APRIL 30, 2015 AS DOCUMENT

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1512041141 AND SECOND AMENDMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429055.

PARCEL 6:

NON-EXCLUSIVE EASEMENTS FOR ACCESS FOR REFUSE REMOVAL AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429056.

PARCEL 7:

NON-EXCLUSIVE EASEMENTS FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, DEMISING WALLS, COMMON WALLS, FLOORS AND CEILINGS, COLUMNS AND BEAMS AND OTHER SUPPORTING ELEMENTS, ENCROACHMENTS, MAINTENANCE, RESTORATION, RECONSTRUCTION, ACCESS TO COMMERCIAL PROPERTY OR BUILDING SYSTEMS, ROOMS OR FACILITIES, SECURITY CAMERAS, INGRESS AND EGRESS THROUGH COMMON CORRIDORS AND STAIRWELLS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS; RECIPROCAL EASEMENT AGREEMENT DATED NOVEMBER 20, 2017 AND RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429057.

PIN: 17-04-435-037-0000

COMMONLY KNOWN AS: 9 WEST WALTON STREET, Retail Parcel, CHICAGO, ILLINOIS 60610

Cook County Clerk's Office