

UNOFFICIAL COPY

SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

STATE OF ILLINOIS
COUNTY OF COOK

This document was prepared by and
should be returned to:

Mark E. Shure
Edwards Marston Mago & Macaulay, LLP
300 North LaSalle Street
Suite 4925
Chicago, Illinois 60654



1928045101

Doc# 1928045101 Fee \$45.00

RHSP FEE:\$9.00 RPPF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/07/2019 02:18 PM PG: 1 OF 4

SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

LIEN CLAIMANT: Tribco Construction Services, LLC
10 S. LaSalle St., Ste. 202
Chicago, Illinois 60603

OWNER: 710 West Fullerton Avenue, LLC
7660 Woodway Dr., Ste. 400
Houston, TX 77063

710 West Fullerton Avenue, LLC
c/o CT Corporation System, its Registered Agent
208 S. LaSalle St., Ste. 814
Chicago, IL 60604

GENERAL CONTRACTOR: W.E. O'Neil Construction Co.
c/o William E. O'Neil, its Registered Agent
1245 W. Washington Blvd.
Chicago, IL 60607

ARCHITECT: Antunovich Associates Inc.
224 W. Huron St., #7E
Chicago, IL 60654

Antunovich Associates Inc.
c/o Jeffrey A. Zaluda, its Registered Agent
500 W. Madison St., Ste. 3700
Chicago, IL 60661

LENDER: BMO Harris Bank N.A.
115 S. LaSalle St., 20W
Chicago, IL 60603

FILED
S
M
S
E
INT

UNOFFICIAL COPY

The claimant, Tribco Construction Services, LLC, a Delaware limited liability company authorized to do business in Illinois with an address of 10 S. LaSalle St., Suite 202, Chicago, IL 60603 ("Claimant"), hereby files its subcontractor's claim for mechanic's lien on the Real Estate (as hereinafter described) and against the interest of 710 West Fullerton Avenue, LLC, a Delaware limited liability company registered to do business in Illinois, with an address of 7660 Woodway Dr., Ste. 400, Houston, TX 77063 ("Owner"), W.E. O'Neil Construction Co., an Illinois corporation with an address of 1245 W. Washington Blvd., Chicago, IL 60607 ("Contractor"), Antunovich Associates Inc., an Illinois corporation, with an address of 224 W. Huron St., #7E, Chicago, IL 60654, BMO Harris Bank, N.A., a national banking association, with an address of 115 S. LaSalle St., 20W, Chicago, IL 60603, and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner. Claimant states as follows:

1. On or about August 11, 2017, and subsequently, Owner owned a fee simple title to the Real Estate, which includes, but is not limited to, all that certain property at the northwesterly corner of West Fullerton Avenue and North Orchard Street, and further includes all of that certain land, together with the improvements thereon described in Exhibit A attached hereto.

PIN'S: 14-28-312-091-0000
14-28-312-079-0000

Commonly known as: Belmont Village Lincoln Park - 700 W. Fullerton Ave., Chicago, Illinois 60614

2. On August 11, 2017, Owner made a contract with Contractor under which Contractor agreed to furnish material and perform labor for the improvements to the Real Estate.

3. On August 14, 2017, Claimant made a contract (the "Contract") with Contractor, wherein Claimant agreed to provide services, labor, materials, equipment, and work to construct the steel-reinforced, cast-in-place concrete frame for the improvements constructed on the Real Estate for the original contract amount of \$10,550,000.00. Following execution of the Contract, Claimant and Contractor agreed to fifteen (15) change orders and other adjustments, the total effect of which increased the Contract to \$10,830,853.00.

4. The Claimant has furnished substantial labor and equipment to construct the steel-reinforced, cast-in-place concrete frame for the improvements constructed on the Real Estate pursuant to the Contract, all of which was performed with the consent, authorization and known permission of Owner.

5. On June 12, 2019, Claimant substantially completed hereunder all that was required to be done by the Contract and last performed work under the Contract and extras to a value of \$10,830,853.00. After giving all credits due and owing under the Contract, Claimant is owed \$233,216.00 for work performed pursuant to the Contract.

6. Claimant hereby claims a lien on the Real Estate in the sum of \$233,216.00, which principal amount bears interest at the statutory rate of 10 percent per annum and which represents the value of the work done at the Real Estate for which payment has not been received.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has executed this Subcontractor's Claim for Mechanic's Lien this 4 day of October, 2019.

By: [Signature]
 Derek Patton
 Vice President and General Manager
 Tribco Construction Services, LLC

VERIFICATION

The affiant, Derek Patton, being first duly sworn under oath, deposes and says that he is the Vice President and General Manager of Tribco Construction Services, LLC, the lien claimant, that he has read the foregoing Subcontractor's Claim for Mechanic's Lien and knows the contents thereof, and that all the statements herein contained are true.

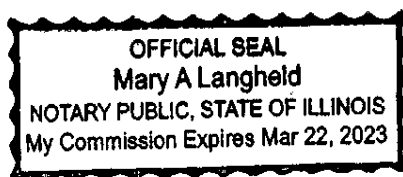
SIGNED this 4 day of October, 2019

By: [Signature]
 Derek Patton
 Vice President and General Manager
 Tribco Construction Services, LLC

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, Mary A. Langheld, a notary public in and for the County of Cook, State of Illinois, do hereby certify that Derek Patton, duly authorized agent, Vice President and General Manager for Tribco Construction Services, LLC, personally known to me to be the same person whose name is subscribed to the foregoing Subcontractor's Claim for Mechanic's Lien, appeared before me this day in person and acknowledged that he signed, sealed and delivered the Subcontractor's Claim for Mechanic's Lien as his free and voluntary act and as the free and voluntary act of Tribco Construction Services, LLC, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 4TH day of October, 2019



[Signature]
 Notary Public

My commission expires March 22, 2023

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description

LOTS 97 THROUGH 102, BOTH INCLUSIVE, AND LOT 103 EXCEPT THE NORTH 12.52 FEET OF THE EAST 68.94 FEET THEREOF, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 97 THROUGH 101 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 102 AND LYING EAST OF THE WEST LINE OF SAID LOT 102 PRODUCED SOUTH, ALL IN JOHN T. DAVIS' SUBDIVISION OF THE SOUTH 836 FEET OF OUTLOT "F" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

THAT PART OF LOTS 97 THROUGH 103, BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 97 THROUGH 101 AND SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 102 AND LYING EAST OF THE WEST LINE OF SAID LOT 102 PRODUCED SOUTH DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 97; THENCE NORTH 00° 19' 41" WEST 140.04 FEET ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID LOT 97; THENCE SOUTH 89° 59' 33" EAST 16.76 FEET ALONG THE NORTH LINE OF SAID LOT 97 TO ITS INTERSECTION WITH THE WEST LINE OF THE AFORESAID VACATED ALLEY; THENCE NORTH 00° 15' 56" WEST 71.00 FEET ALONG SAID WEST LINE AND THE WEST LINE OF LOTS 102 AND 103 AFORESAID TO THE NORTHWEST CORNER OF SAID LOT 103; THENCE SOUTH 89° 58' 57" EAST 56.95 FEET ALONG THE NORTH LINE OF SAID LOT 103 TO THE WEST LINE OF THE EAST 68.94 FEET OF LOT 103; THENCE SOUTH 00° 18' 45" EAST 12.52 FEET; THENCE SOUTH 89° 58' 57" EAST 68.94 FEET TO THE EAST LINE OF LOT 103; THENCE SOUTH 00° 18' 45" EAST 198.48 FEET ALONG THE EAST LINE OF LOTS 101, 102, AND 103 AFORESAID TO THE SOUTHEAST CORNER OF SAID LOT 101; THENCE NORTH 90° 00' 00" WEST 142.67 FEET ALONG THE SOUTH LINE OF LOTS 97 THROUGH 101 AFORESAID TO THE POINT OF BEGINNING, ALL IN JOHN T. DAVIS' SUBDIVISION OF THE SOUTH 836 FEET OF OUTLOT "F" IN WRIGHTWOOD, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.