



Doc# 1931816148 Fee \$46.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2019 02:47 PM PG: 1 OF 5

PREPARED BY, RECORDING
REQUESTED BY AND RETURN TO:

NAME: Bradley D. Birgé
COMPANY: Bradley Daniel Birgé, P.C.
ADDRESS: 79 West Monroe Street
Chicago, Illinois 60603

SUBCONTRACTOR'S MECHANICS LIEN CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned claimant, **Willow Electrical Supply Co., Inc.**, of the Village of Schiller Park, Cook County, Illinois (the "Claimant"), by Bradley D. Birgé, its Attorney, hereby claims a Subcontractor's mechanics lien pursuant to the Illinois Mechanics Lien Act 770 ILCS 60/1, et seq. against 635-47 W. Roosevelt Venture, LLC BCL-JV Roosevelt LLC ("Owner"), Bob's Discount Furniture, LLC, ("Tenant"), MB Financial Bank, N.A. n/k/a Fifth Third Bancorp ("Lender") Global Builders, Inc. ("General Contractor"), Braun Electric, Inc. ("Subcontractor"), Chicago Regional Council of Carpenters, ASC Insulation & Fireproofing, Inc. and All Steel Iron Works, Inc. and any Necessary Parties and Non-record claimants, regarding the real property commonly known as 635-47 West Roosevelt Road, Chicago, Cook County, Illinois (the "Property"), and states as follows:

1. Owner now holds title in fee simple to the Property, which is legally described as:

PARCEL 1: LOT 3 (EXCEPT THE NORTH 42.00 FEET THEREOF TAKEN FOR STREET) AND LOT 6 IN SHOUP'S SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS AND LOTS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF A PART OF LOT 2 AND ALL OF LOT 7 IN THE SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT BLOCKS 57 AND 58) SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

S Y
P 5
S =
M =
SC X
E =
INT SA

UNOFFICIAL COPY

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, WITH THE EAST LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOT 4 AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 AND ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 131.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 25.07 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 131.32 FEET TO THE SOUTH LINE OF SAID WEST ROOSEVELT ROAD AS WIDENED; AND THENCE EAST ALONG SAID SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, A DISTANCE OF 25.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: SUBLOT 4 (EXCEPT THE NORTH 42.00 FEET) AND SUBLOT 5 OF SUBLOT 4; ALSO, THE EAST 59.00 FEET OF LOT 5 (EXCEPT THE NORTH 42.00 FEET) IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM: THAT PART OF THE NORTH 1/2 OF VACATED WEST 12TH PLACE (DESCRIBED BY ORDER PASSED BY THE CITY COUNCIL OF CHICAGO ON JANUARY 20, 1984, PAGE 4653), LYING SOUTH OF THE ADJOINING SOUTH LINE OF SUB-LOT 5 OF LOT 4 AND THE EAST 59.00 FEET OF LOT 5 IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 PURSUANT TO GRANT OF EASEMENT RECORDED NOVEMBER 15, 1984 AS DOCUMENT 27338040 OVER THAT PART OF THE VACATED 12TH PLACE PER VACATION ORDINANCE RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336633.

Permanent Index Number ("P.I.N."): 17-21-101-039-0000; 17-21-101-040-0000; 17-21-101-041-0000; 17-21-101-042-0000; 17-21-101-011-0000; 17-21-101-014-0000

635-647 W. Roosevelt Road, Chicago, Illinois

2. On or about March 15, 2019 Claimant was retained by **Braun Electric Inc.** pursuant to an oral offer to pay to purchase electrical materials for construction work at a site commonly known as 635-647 West Roosevelt Road, Chicago, Illinois 60607, (the "oral Contract") Claimant agreed to provide, furnish, deliver or store specially ordered electrical materials and supplies ("Goods") for the construction project, in consideration of the offer of **Braun Electric Inc.** to pay timely for the Goods delivered or stored for which Claimant incurred expenses as a material subcontractor for **Braun Electric Inc.**, which was a subcontractor to the Owner's representative, Global Builders, Inc., for the

UNOFFICIAL COPY

materials described in the various Statements, Invoices and Acknowledgments prepared to account for the Goods delivered or stored for the improvement and enhancement of the Property (the "Electrical Supplies"), for construction on the Property and which **Braun Electric Inc.** obligated itself to pay \$15,861.08 of which no funds have been received, and no credits are due leaving a balance due to Claimant in the amount of \$15,861.08 to be paid by **Braun Electric Inc., Global Builders, 635-47 W. Roosevelt Venture, LLC, BCL-JV Roosevelt LLC and Bob's Discount Furniture, LLC. and Fifth Third Bancorp.**

3. Claimant performed one hundred percent (100%) of the work called for by the oral agreement when it supplied all of the electrical materials ("Goods") requested by delivering those Goods for incorporation into the real property or delivered to the owner's (s') authorized agent which electrical materials or supplies were necessary to perform Claimant's duties to improve the Property, the last delivery having been made on August 22, 2019.

4. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner, lender and all persons interested therein for the outstanding amount currently due and owing of \$15,861.08, plus interest at the rate specified in the Illinois Mechanics Lien Act as well as court costs and attorneys' fees.

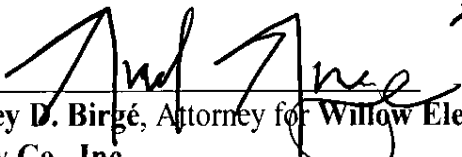
STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

CERTIFICATION

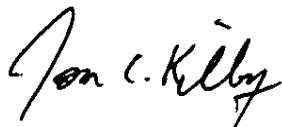
The Affiant, Bradley D. Birgé, Attorney for **Willow Electrical Supply Co., Inc.**, of the Village of Schiller Park, Cook County of Cook, Illinois, being first duly sworn, on oath deposes and states he is one of the Attorneys for **Willow Electrical Supply Co., Inc.** that the affiant has read the foregoing Subcontractor's Mechanics Lien Claim and knows the contents thereof, and that the statements therein contained are true to the best of affiant's knowledge.

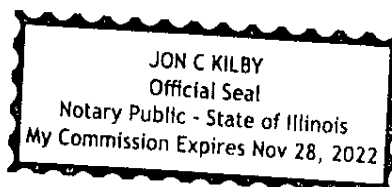
Subscribed and Sworn to Before me this

14th Day of November, 2019

By: 
Bradley D. Birgé, Attorney for Willow Electrical Supply Co., Inc.

Notary Public



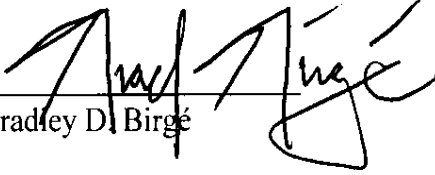


UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I, Bradley D. Birgé, certify that I served this Mechanics Lien Claim by certified mail, return receipt request and restricted delivery to the below-named individuals at the addresses listed below by depositing same in the U.S. mail at 211 South Clark Street, Chicago, IL 60604 by 5:00 p.m. on November 14, 2019 with proper postage prepaid.

Date: November 14, 2019

Signed: 
Bradley D. Birgé

SERVICE LIST

635-47 W. Roosevelt Venture, LLC
c/o: LP AGENTS, LLC
2 North LaSalle Street
Suite 1300
Chicago, Illinois 60602
Attention: Robert A. Romanoff

MB Financial Bank, N.A.
363 West Ontario Street
Chicago, Illinois 60654
Attention: James P. McGrogan

MB Financial Bank, N.A.
c/o: Meltzer, Purtil & Stelle, LLC
300 South Wacker Drive, Suite 2300
Chicago, Illinois 60606
Attention: William J. Mitchell

Global Builders, Inc.
400 Central Avenue, Suite 230
Northfield, IL 60093
Attention: Thomas Herz, Jr.

Bob's Discount Furniture, LLC
c/o: C T Corporation System
208 South LaSalle St, Suite 814
Chicago, Illinois 60604
Attention: Mike Skirvin

Fifth Third Bancorp
38 Fountain Square Plz
Cincinnati, Ohio
45202-3102
Attention: Gregory D. Carmichael
Chairman, President
& Chief Executive

MB Financial Bank, N.A.
6111 North River Road
Rosemont, Illinois 60018
Attention: Gregory D. Carmichael
Chairman, President
& Chief Executive

Braun Electric, Inc.
2510 Erie Street
River Grove, Illinois 60171
Attention: Piotr Giza

UNOFFICIAL COPY

Chicago Regional Council of Carpenters
12 E Erie Street
Chicago, Illinois 60611
Attention: Gary Perinar

ASC Insulation & Fireproofing, Inc.
607 Church Road
Elgin , IL 60123
Attention: Lourdes Castro

All Steel Iron Works, Inc.
1933 N Meacham Rd #600
Schaumburg , Il 60173
Attention: Kerry M. Lavelle

BCL-JV Roosevelt LLC
450 Skokie Blvd Suite 604
Northbrook, IL 60062
Attention: Robert A. Romanoff

BDF Acquisition Corp.
C/o Bain Capital Partners
200 Clarendon St
Boston, MA 02116
Attention: Josh Bekenstein

BCL-JV Roosevelt LLC
c/o: Adama Karviv, LLC
155 Pfingsten RD., Suite 370
Deerfield, IL 60015
Attention: Steven Schwartz

Bob's Discount Furniture, LLC
428 Tolland Turnpike
Manchester, CT 06040
Attention: Mike Skirvin

BCL-JV Roosevelt LLC
2 North LaSalle Street, Suite 1300
Chicago, Illinois 60602
Attention: Robert A. Romanoff

635-647 W. Roosevelt Road, LLC
29 South LaSalle Street, Suite 220
Chicago, Illinois 60603
Attention: Tige C. Johnson

635-647 W. Roosevelt Road, LLC
47 West Polk Street, Suite 100-551
Chicago, Illinois 60605-2000
Attention: Tige C. Johnson

Property of Cook County Clerk's Office