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1933617112

NAME: Monica A. Forte
COMPANY: Forte & Associates, LLC
ADDRESS: 221 N. LaSalle, Suite 1414
Chicago, Illinois 60601

Doc# 1933617112 Fee \$48.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/02/2019 02:25 PM PG: 1 OF 7

CONTRACTOR'S MECHANICS LIEN CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned claimant, **OWS Ent, Inc.**, by Steve Ornoff, its president, of the City of Wheeling, County of Cook, State of Illinois (the "Claimant"), hereby claims a Contractor's mechanics lien pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/1, *et seq.*, against **635-47 W. Roosevelt Venture, LLC** and **635-647 W. Roosevelt Road, LLC** ("Owners"), **Global Builders, Inc.** ("Owner's Authorized Representative"), **MB Financial Bank, N.A.** ("Lender"), **WW Architects & Consulting, LLC** ("Architect"), **All Steel Iron Works, Inc.**, **ASC Insulation Fireproofing & Supplies, Inc.**, **Hugh Henry Construction, Inc.**, a/k/a **Hugh Henry Concrete, Inc.**, **Chicago Regional Council of Carpenters** ("Claimants"), **Bob's Discount Furniture, LLC** ("Tenant"), **Newmark Midwest Region, LLC**, **BDF Acquisition Corp.**, and **Roosevelt Galleria, LLC** ("Interested Parties") and any Unknown Owners and Non-Record Claimants ("Necessary Parties") regarding the real property commonly known as 635-647 W. Roosevelt Road, Chicago, Cook County, Illinois (the "Property"), and states as follows:

1. **635-47 W. Roosevelt Venture, LLC** now holds title either in fee simple or in the form of a leasehold or other financial facility, mortgage, covenant, common access easement or otherwise to the Property described as follows:

635-647 W. Roosevelt Road, Chicago, Illinois 60607

Permanent Real Estate Index Numbers (P.I.N.s):
17-21-101-011-0000
17-21-101-014-0000
17-21-101-039-0000
17-21-101-040-0000
17-21-101-041-0000
17-21-101-042-0000

Legal Description:

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 ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14,

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EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 2:

A PARCEL OF LAND IN THE NORTHWEST $\frac{1}{4}$ 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 $\frac{1}{4}$ 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:

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 LOT 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 $\frac{1}{2}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM:

THAT PART OF THE NORTH $\frac{1}{2}$ 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 SUBLOT 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 $\frac{1}{4}$ 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

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THE VACATED 12TH PLACE PER VACATION ORDINANCE RECORDED
NOVEMBER 14, 1984 AS DOCUMENT 27336633.

2. On or about May 25, 2018, Claimant was retained pursuant to a written agreement, by Billy Lumino, the duly authorized agent, servant or employee of **Global Builders, Inc.**, the Authorized Representative of Owner **635-647 W. Roosevelt Road, LLC**, for the amount of \$370,000.00, plus unit pricing for crane operations of \$312.00 per hour and \$15,000.00 per week and structural steel labor at \$150.00 per hour straight time (the "Contract"), to supply labor, equipment, materials, tools, and supplies, to perform structural steel erection, including columns, beams, bar joists, bridging, deck bearing angles, composite metal floor deck, pour stop, metal roof decking, and crane operations (the "Contracted Work") at the Property in consideration of the promise of **Global Builders, Inc.** as the Authorized Representative of Owner, **635-647 W. Roosevelt Road, LLC**, to pay the sum of \$370,000.00, plus unit pricing for crane operations of \$312.00 per hour and \$15,000.00 per week and structural steel labor at \$150.00 per hour straight time.

3. During the course of construction, after contracting with Claimant, on or about July 12, 2018, Owner **635-647 W. Roosevelt Road, LLC** deeded the Property to another entity, **635-47 W. Roosevelt Venture, LLC**, which became the new Owner of the Property and which, on information and belief, assumed all of the Owner's obligations for the Contracted Work being performed at the Property, **Global Builders, Inc.** remained the Authorized Representative of Owner, and the entirety of the Property remained the construction site where the Claimant's Contracted Work was performed.

4. During the course of the construction, on or about July 6, 2018, Carmen Gratace, President of **Global Builders, Inc.**, executed a written change order requesting Claimant to provide additional labor, equipment, materials, tools, and supplies in the form of changes in structural steel drawings and the installation of levelling nuts and setting plates, in consideration of a payment of \$48,135.00. During the course of the construction, on or about September 6, 2019, Carmen Gratace, President of **Global Builders, Inc.**, approved a written change order requesting Claimant to provide additional labor, equipment, materials, tools, and supplies in the form of work on stair rails in consideration of a payment of \$3,720.00. None of the extra work requested by Carmen Gratace, on behalf of **Global Builders, Inc.**, the Authorized Representative of Owners **635-647 W. Roosevelt Road, LLC** and **635-47 W. Roosevelt Venture, LLC**, was included in the original Contract, nor due to the fault of Claimant, and **Global Builders, Inc.**, **635-647 W. Roosevelt Road, LLC** and **635-47 W. Roosevelt Venture, LLC** intended that Claimant be compensated for such extra work and materials in the total sum of **\$51,855.00**.

5. To the date of this Claim for Lien, Claimant has completed \$530,262.50 worth of the Contracted Work, received payments of \$447,383.50, leaving a remaining balance due and owing of **\$82,879.00** for the Contracted Work.

6. On September 6, 2019, Claimant performed one hundred percent (100%) of all Contracted Work, completed all extra labor and provided all extra materials, and provided all the labor, equipment, materials, tools, supplies, and services in accordance with the Contract and change orders, which were necessary to improve the Property.

7. All of the labor, materials and services furnished and delivered by Claimant were to improve the Property, and the last of such labor and materials was furnished, delivered and performed, as contemplated under the Contract, along with any extra work, on September 6, 2019.

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8. There is now justly due and owing the Claimant, after allowing to the Owner all credits, deductions, payments and offsets, the amount of **\$82,879.00**, plus interest at the rate specified in the Illinois Mechanics Lien Act.

9. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner and all persons interested therein for the outstanding amount currently due of **\$82,879.00**, after deductions of all payments and credits, plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorneys' fees.

COOK COUNTY
RECORDER OF DEEDS

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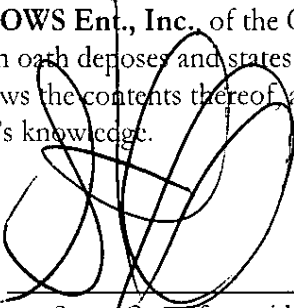
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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.


CERTIFICATION

The Affiant, Steve Ornoff, president of **OWS Ent., Inc.**, of the City of Wheeling, County of Cook, State of Illinois, being first duly sworn, on oath deposes and states he has read the foregoing Contractor's Claim for Mechanics Lien and knows the contents thereof and that the statements therein contained are true to the best of Affiant's knowledge.

By: 

Steve Ornoff, president
OWS Ent, Inc.

Subscribed and Sworn to Before me this 25 day of November, 2019



Notary Public



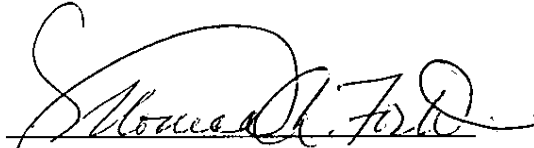
Property of Cook County Clerk's Office

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PROOF OF SERVICE BY MAIL

I, Monica A. Forte, under penalties as provided by law pursuant to 735 ILCS 5/1-109, certify that I served this Claim for Mechanics Lien by mailing a copy certified mail, return receipt requested and restricted delivery, proper postage prepaid, to the below-named individuals at the addresses listed below by depositing same in the U.S. mail at the U.S. Postal Service at the James R. Thompson Center, 100 W. Randolph, Chicago, Illinois 60601 by 5:00 p.m. on December 2, 2019.

Signed:



Monica A. Forte

SERVICE LIST

635-47 W. Roosevelt Venture, LLC
c/o Elan Peretz, authorized agent
450 N. Skokie, Suite 604
Northbrook, Illinois 60062

Global Builders, Inc.
c/o Thomas Herz, Jr., registered agent
400 Central Avenue, Suite 230
Northfield, Illinois 60093

WW Architects & Consulting, LLC
c/o Craig P. Colmar, registered agent
2201 Waukegan Road, Suite 260
Bannockburn, Illinois 60015

Chicago Regional Council of Carpenters
c/o Pete DiRaffaele, chief of staff
12 E. Erie
Chicago, Illinois 60611

ASC Insulation Fireproofing & Supplies, Inc.
c/o Lourdes Castro, registered agent
607 Church Road
Elgin, Illinois 60123

Hugh Henry Construction, Inc.
c/o Tracey Biesterfeldt, registered agent
5905 W. Lawrence
Chicago, Illinois 60630

BDF Acquisitions, LLC
c/o Jeremy Aguilar, CFO & EVP
434 Tolland Turnpike
Manchester, Connecticut 06042

635-647 W. Roosevelt Road, LLC
c/o Johnson Law, LLC, registered agent
c/o Tige C. Johnson, registered agent
120 W. Madison, Suite 600
Chicago, Illinois 60602

MB Financial Bank, N.A.
c/o James P. McGrogan, senior vice president
363 W. Ontario
Chicago, Illinois 60654

All Steel Iron Works, Inc.
c/o Lavelle Lay, Ltd., registered agent
c/o Theodore M. McGinn, registered agent
1933 N. Meacham Road, Suite 600
Schaumburg, Illinois 60173

Bob's Discount Furniture, LLC
c/o C T Corporation System, registered agent
c/o James M. Halpin, registered agent
208 S. LaSalle, Suite 814
Chicago, Illinois 60604

Bob's Discount Furniture, LLC
c/o Jeremy Aguilar, CFO & EVP
434 Tolland Turnpike
Manchester, Connecticut 06042

Newmark Midwest Region, LLC
c/o Kevin Duckler, manager
224 S. Michigan, Suite 320
Chicago, Illinois 60604

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Roosevelt Galleria, LLC

c/o National Registered Agents, Inc., registered agent
c/o C T Corporation System, registered agent
c/o James M. Halpin, registered agent
208 S. LaSalle, Suite 814
Chicago, Illinois 60604

635-47 W. Roosevelt Venture, LLC

c/o LP Agents, LLC, registered agent
c/o Robert A. Romanoff, registered agent
2 N. LaSalle, Suite 1300
Chicago, Illinois 60602

635-647 W. Roosevelt Road, LLC

c/o West Roosevelt Ventures, LLC, manager
c/o Jerome Karp, manager
700 N. Green, #504
Chicago, Illinois 60642

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