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Doc#. 2003613135 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/05/2020 12:07 PM Pg: 1 of 4

**MECHANIC'S LIEN:
CLAIM**

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

NICK'S METAL FABRICATING & SONS, INC.

CLAIMANT

-VS-

Thorek Memorial Hospital f/k/a Thorek Hospital and Medical Center
LEOPARDO COMPANIES INC.

DEFENDANT(S)

The claimant, **NICK'S METAL FABRICATING & SONS, INC.** of Brookfield, IL, 60513 County of Cook, hereby files a claim for lien against **LEOPARDO COMPANIES INC.**, contractor of 5200 Prairie Stone Parkway, Hoffman Estates, IL and **Thorek Memorial Hospital f/k/a Thorek Hospital and Medical Center** Chicago, IL 60613 {hereinafter referred to as "owner(s)"} and any persons claiming an interest in the premises herein and states:

That on **07/09/2018**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Thorek Memorial Hospital - New Entry Pavilion
850 W. Irving Park Road Chicago, IL 60613**

A/K/A: **See Attached Exhibit "A" for Legal Description**

A/K/A: **Tax# 14-17-417-015; 14-17-417-016; 14-17-417-017; 14-17-417-018; 14-17-417-026;
14-17-417-027; 14-17-417-028; 14-17-417-029; 14-17-417-030; 14-17-417-031;
14-17-417-032**

and **LEOPARDO COMPANIES INC.** was the owner's contractor for the improvement thereof. That on or about **07/09/2018**, said contractor made a subcontract with the claimant to provide **labor and material for fabrication and installation of structural steel** for and in said improvement, and that on or about **11/20/2019** the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

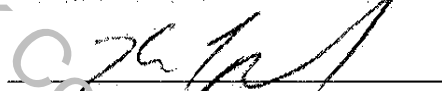
Original Contract Amount	\$455,000.00
Change Orders/Extras	\$17,292.00
Credits	\$10,772.00
Work Not Performed	\$.00
Payments	\$407,063.00
Total Balance Due	\$54,457.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Fifty-four Thousand Four Hundred Fifty-seven and 00/100ths (\$54,457.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on January 14, 2020.

NICK'S METAL FABRICATING & SONS, INC.

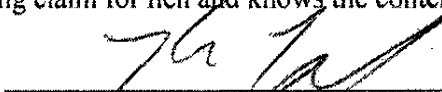

Thomas Tepavchevich Treasurer

Prepared By:
NICK'S METAL FABRICATING & SONS, INC.
9132 W. 47th St.
Brookfield, IL 60513

VERIFICATION

State of IL
County of Cook

The affiant, Thomas Tepavchevich, being first duly sworn, on oath deposes and says that the affiant is Treasurer of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.


Thomas Tepavchevich Treasurer

Subscribed and sworn before me this January 14, 2020.


Notary Public's Signature



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Exhibit "A"

LEGAL DESCRIPTION

PARCEL A

The West 44 feet of Lot "G" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL B

The East 45 feet of Lot "A" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL C

Lots 1, 2 and 3 in J. M. W. Jones' Subdivision of the East 150 feet of the West 180 feet of Lot "E" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Also,

The West 30 feet of Lot "E" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL D

Lots 2 to 7, inclusive, in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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Also,

Lots 1, 2 and 3 in Bertha Cockburn's Subdivision of Lot 1 in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, together with a piece of ground adjacent to said lots, shown on plat of said subdivision and marked thereon "Private alley for the ingress and egress of occupants of property adjoining this private alley," in Cook County, Illinois.

PARCEL E

The East 40 feet of Lot B, Lots 27 to 33, inclusive, and the West 20 feet of Lot 34 in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL F

Lot 3 in Owner's Subdivision of Lot "D" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL G

Lots B, 9 and 10, the East 10 feet of Lot 11, and Lots 12, 13 and 14 in Owner's Subdivision of Block 1 in Laffin, Smith and Dyer's Subdivision of the North East 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL H

The 16 foot public alley lying North of and adjacent to the East 25 feet of Lot "B", Lots 27 to 33, inclusive, and the West 20 feet of Lot 34 in Block 2 in J.M.W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the Southeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.