

# UNOFFICIAL COPY

Doc#: 2015020139 Fee: \$59.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 05/29/2020 12:25 PM Pg: 1 of 8

**SUBCONTRACTOR'S NOTICE**  
**AND CLAIM FOR LIEN**  
**PURSUANT TO ILLINOIS**  
**COMPILED STATUTES,**  
**CHAPTER 770, SECTION 60/24**

**TO: SEE ATTACHED  
SERVICE LIST**

The Claimant, **NELSON  
INSULATION COMPANY**, an  
Illinois corporation, of Lake Zurich,  
County of Lake, State of Illinois,

Amount Claimed: \$192,836.00

hereby files this Notice and Claim for Lien against **1025 W ADDISON STREET APARTMENTS OWNER, LLC**, a Delaware limited liability company ("Owner"); **CINEMEX ADDISON, LLC**, a Delaware limited liability company ("Tenant"); **VCC, LLC**, a Delaware limited liability company ("General Contractor"); **ADMIRAL HEATING AND VENTILATING, INC.**, an Illinois corporation ("Subcontractor"); **1025 W ADDISON APARTMENTS CAPITAL, LLC**, a Delaware limited liability company ("Lender"); **CB THEATER EXPERIENCE, LLC d/b/a CMX WRIGLEYVILLE**, a Delaware limited liability company ("Party In Interest"), and any person or entity claiming an interest in the Property (as hereinafter defined) by, through, or under Owner, Tenant, General Contractor, Subcontractor, Lender and Tenant In Interest and states:

That at all relevant times, the Owner owned the following described Land in the City of Chicago, County of Cook, State of Illinois, and legally described as follows:

SEE ATTACHED EXHIBIT "A".

Commonly known as: **CMX Cinema-Wrigleyville, 1025 West Addison Street,  
Chicago, Cook County, Illinois.**

PIN No.: **See Attached Exhibit "A".**

hereinafter referred to as the "Property".

Upon information and belief, in or before June, 2019, **1025 W ADDISON STREET APARTMENTS OWNER, LLC**, as Owner, authorized or knowingly permitted **CINEMEX ADDISON, LLC**, as Tenant, to enter into a certain construction agreement (the "General Contract") with **VCC, LLC**, as General Contractor, whereby General Contractor agreed to provide certain labor, material and work at the Property (the "Project"), the exact terms and conditions of said General Contract are unknown to Claimant, the same being in the exclusive knowledge and possession of the parties thereto.

Upon information and belief, in or before June, 2019, General Contractor, being then engaged in the construction of said Project and for the purpose of carrying out and performing the terms of its General Contract with the Owner and/or Tenant, engaged the services of **ADMIRAL HEATING AND VENTILATING, INC.**, as Subcontractor, whereby Subcontractor agreed to provide certain labor, material and work at the Project, the exact terms and conditions of said engagement are unknown to Claimant, the same being in the exclusive knowledge and possession of the parties thereto.

That on or about June 8, 2019, Subcontractor, being then engaged in the construction of said Project and for the purpose of carrying out and performing the terms of its engagement with the General Contractor, entered into a Subcontract Purchase Order with Claimant, whereby Claimant was to furnish certain labor, equipment and materials to install the insulation at the Project pursuant to the plans and specifications of

# UNOFFICIAL COPY

Claimant's Proposal dated May 30, 2019, for the sum of *Three Hundred Twenty-Eight Thousand Nine Hundred Eighty-Three Dollars (\$328,983.00)*.

Subsequently, certain change orders and credits were given by and/or to the Owner, Tenant, General Contractor and Subcontractor resulting in a net deduct of *Fifty-Nine Thousand Eight Hundred Fifty-One Dollars (\$59,851.00)*, thereby resulting in an adjusted Contract price of *Two Hundred Sixty-Nine Thousand One Hundred Thirty-Two Dollars (\$269,132.00)*.

Pursuant thereto, Claimant furnished and delivered the labor, materials, tools and equipment to the Owner, Tenant, General Contractor and Subcontractor at the Project to complete the insulation in the total amount of *Two Hundred Sixty-Nine Thousand One Hundred Thirty-Two Dollars (\$269,132.00)*, all of which was used in the above Project.

The last day Claimant supplied the work, labor and materials to the Project was March 27, 2020, at which time Claimant completed all work at the Project pursuant to the Subcontract Purchase Order between Claimant and Subcontractor.

That as of the date hereof, Owner, Tenant, General Contractor and Subcontractor are entitled to credits and payments in the amount of *Seventy-Six Thousand Two Hundred Nine-Six Dollars (\$76,296.00)*, leaving due and owing to Claimant the sum of *One Hundred Ninety-Two Thousand Eight Hundred Thirty-Six Dollars (\$192,836.00)*, for which, with interest, the Claimant claims a lien on said Property, Project and improvements thereon and on the monies, bonds and/or warrants or other considerations due or to become due from Owner and/or Tenant to the General Contractor under said General Contract and from the General Contractor to Subcontractor pursuant to its engagement with the Subcontractor, as well as court costs and legal fees pursuant to *Illinois Compiled Statutes, Chapter 70, Section 60/17*.

**NOTICE TO THE OWNER, TENANT AND GENERAL CONTRACTOR: DO NOT PAY THE SUBCONTRACTOR FOR THIS WORK OR MATERIAL UNLESS YOU HAVE RECEIVED FROM THE CLAIMANT A WAIVER OF LIEN, OR OTHER SATISFACTORY EVIDENCE OF PAYMENT TO THE CLAIMANT.**

DATED: May 1, 2020

NELSON INSULATION COMPANY, Claimant,

By: \_\_\_\_\_

*James Karras*

James J. Karras, Its duly authorized agent  
and attorney-in-fact

*This document has been prepared  
by and after recording should  
be returned to:*

*James J. Karras, Esquire  
KELLY & KARRAS, LTD.  
1010 Jorie Boulevard, Suite 100  
Oak Brook, Illinois 60523  
(630) 575-0202*


# UNOFFICIAL COPY

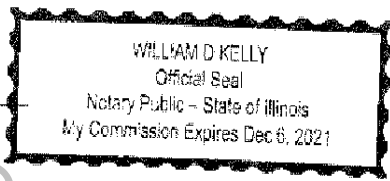
## VERIFICATION

**JAMES J. KARRAS**, being first duly sworn on oath, states that he is the duly authorized agent and attorney-in-fact of Claimant, NELSON INSULATION COMPANY, an Illinois corporation, that he is authorized to sign this Verification of the foregoing **Subcontractor's Notice and Claim for Lien** Pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/24, that he has read the above and foregoing Subcontractor's Notice and Claim for Lien, and that the statements set forth therein are true and correct to the best of his knowledge and belief.

  
\_\_\_\_\_  
JAMES J. KARRAS

**SUBSCRIBED AND SWORN** to before me  
this 1<sup>st</sup> day of May, 2020

  
\_\_\_\_\_  
NOTARY PUBLIC



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## CERTIFICATE OF SERVICE

I, **JAMES J. KARRAS**, an attorney, hereby certify and state that I served the attached Subcontractor's Notice and Claim for Lien on:

1025 W ADDISON STREET APARTMENTS  
OWNER, LLC  
c/o Illinois Corporation Service Company,  
Registered Agent  
801 Adlai Stevenson Drive  
Springfield, IL 62703

Ryan S. McClendon, Manager  
VCC, LLC  
600 Las Colinas Boulevard, Suite 1225  
Irving, TX 75039

1025 W ADDISON STREET APARTMENTS  
OWNER, LLC  
c/o Trumbull Property Fund GP, LLC, Manager  
10 State House Square, 1<sup>st</sup> Floor  
Hartford, CT 06103

ADMIRAL HEATING AND VENTILATING, INC.  
c/o Michael H. Lurie, Registered Agent  
30 N. LaSalle Street, Suite 2040  
Chicago, IL 60602

1025 W ADDISON STREET APARTMENTS  
CAPITAL, LLC  
c/o Corporation Service Company, Registered  
Agent  
251 Little Falls Drive  
Wilmington, DE 19808

ADMIRAL HEATING AND VENTILATING, INC.  
c/o Tom Coonan, President  
4150 Litt Drive  
Hillside, IL 60162

VCC, LLC  
c/o CT Corporation Systems, Registered Agent  
208 South LaSalle Street, Suite 814  
Chicago, IL 60604

CB THEATER EXPERIENCE, LLC  
d/b/a CMX WRIGLEYVILLE  
c/o United Corporate Services, Inc., Registered Agent  
901 South 2<sup>nd</sup> Street, Suite 201  
Springfield, IL 62704

Kamis Derek Alley, Manager  
VCC, LLC  
One Information Way, Suite 300  
Little Rock, AR 72202

**VIA CERTIFIED MAIL – RRR  
AND FIRST CLASS, U.S. MAIL**

CINEMEX ADDISON, LLC  
c/o Jaime Rionda Marin-Foucher, Vice President and  
Chief Operating Officer  
Av. Javier Barros Sierra, 7540, Col.  
Santa Fe, 01210, Mexico City, Mexico

Bradley N. Davis, Manager  
VCC, LLC  
216 Louisiana Street  
Little Rock, AR 72201

by depositing a copy thereof in the U.S. mail at 1010 Jorie Boulevard, Suite 100, Oak Brook, Illinois 60523, to every person named above via certified mail, return receipt requested, delivery limited to the addressee only on the 1<sup>st</sup> day of May, 2020, before 5:00 p.m. with proper postage prepaid.

  
\_\_\_\_\_  
JAMES J. KARRAS

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

**PARCEL 1:**

LOTS 3, 4, 5, 6 AND 7 IN BLOCK 1 IN WEAGE AND HYDE'S SUBDIVISION ON BLOCK 1 OF ASSESSOR'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE WEST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOTS 3, 4, 5, 6 AND 7;

EXCEPTING THEREFROM PARCELS A, B AND C DESCRIBED AS FOLLOWS:

PARCEL A: THE NORTH 20.00 FEET OF THE WEST 75.00 FEET OF LOT 3 (AS MEASURED ALONG THE NORTH AND WEST LINES THEREOF);

PARCEL B: THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 75.00 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 3 (AS MEASURED ALONG THE NORTH LINE THEREOF); THENCE SOUTH 30 DEGREES 08 MINUTES 18 SECONDS EAST ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 3 AFORESAID, 20.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 08 SECONDS EAST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 17.29 FEET TO THE NORTH LINE THEREOF; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 10.05 FEET TO THE POINT OF BEGINNING;

PARCEL C: THAT PART OF LOT 3 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 20.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 3 (AS MEASURED ALONG THE WEST LINE THEREOF); THENCE SOUTH 89 DEGREES 58 MINUTES 52 SECONDS EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 75.00 FEET, THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS WEST PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 3.04 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 52 SECONDS WEST ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 73.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE NORTH 30 DEGREES 08 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE 3.51 FEET TO THE POINT OF BEGINNING.

14-20-403-003-0000 (affects part of Parcel 1 and other land, all of Lot 3 and Lot 4 in Parcel 1)

14-20-403-004-0000 (affects Lot 5 and the North 1/2 of Lot 6 Parcel 1)

14-20-403-005-0000 (affects the South 1/2 of Lot 6 and all of Lot 7 in Parcel 1)

Address: 3541-3549 N. Clark St., Chicago, IL

# UNOFFICIAL COPY

## PARCEL 2:

LOTS 26 AND 27 IN WEAGE AND HYDE'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND  
 LOTS 28, 29 AND THE EAST 23 FEET OF LOT 30 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE NORTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 28, 29, AND THE EAST 23 FEET OF LOT 30, AND THAT PART LYING SOUTH OF THE SOUTH LINE OF LOT 27, WEST OF THE EAST LINE OF LOT 8 EXTENDED NORTH TO THE SOUTH LINE OF LOT 27; AND

THE WEST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOT 26, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 26 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET;

EXCEPTING THEREFROM THE SOUTH 5.00 FEET OF LOTS 26 AND 27 LYING EAST OF THE EAST LINE OF LOT 8 EXTENDED NORTH, DEDICATED FOR PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-023-0000 (affects Lots 28, 29 and the East 23 feet of Lot 30 in Parcel 2)

14-20-403-024-0000 (affects Lots 26 and 27 in Parcel 2)

Address: 1015-1025 W. Addison St., Chicago, IL

## PARCEL 3:

LOT 31 AND THE WEST 3 FEET OF LOT 30 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE WEST LINE OF LOT 31; AND

THE NORTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 31 AND THE WEST 3 FEET OF LOT 30; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING NORTH OF THE CENTER LINE OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY EXTENDED WEST TO THE CENTER LINE OF SAID 15-FOOT WIDE VACATED ALLEY, AND LYING WEST OF THE WEST LINE OF LOT 31 EXTENDED SOUTH TO

# UNOFFICIAL COPY

THE CENTER LINE OF SAID EAST/WEST 28.5-FOOT WIDE VACATED ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-022-0000 (affects the West 3 feet of Lot 30 and all of Lot 31 in Parcel 3)

Address: 1027 W. Addison St., Chicago, IL

**PARCEL 4:**

LOTS 23, 24 AND 25 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE EAST LINE OF LOTS 23, 24 AND 25, IN COOK COUNTY, ILLINOIS.

14-20-403-025-0000 (affects Lots 23, 24 and 25 in Parcel 4)

Address: 3554 N. Sheffield Ave., Chicago, IL

**PARCEL 5:**

LOTS 20, 21 AND 22 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING WEST OF THE WEST LINE OF LOTS 20, 21 AND 22, NORTH OF A LINE 5.00 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 26 EXTENDED EAST TO THE WEST LINE OF LOT 20 AND SOUTH OF THE SOUTH LINE OF WEST ADDISON STREET;

EXCEPTING THEREFROM THE SOUTH 20 FEET OF LOT 20, DEDICATED FOR PUBLIC ALLEY, IN COOK COUNTY, ILLINOIS.

14-20-403-067-0000 (affects Lots 20, 21 and 22 in Parcel 5)

Vacant land located west of Sheffield Ave., Chicago, IL (3540 N. Sheffield Ave.)

**PARCEL 6:**

LOTS 8, 9, 10, 11 AND 12 (EXCEPT THAT PART LYING SOUTH OF A LINE 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF LOT 12) IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

THE SOUTH HALF OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY LYING NORTH OF THE NORTH LINE OF LOT 8, WEST OF THE EAST LINE OF LOT 8

# UNOFFICIAL COPY

EXTENDED NORTH TO THE SOUTH LINE OF LOT 27 AND EAST OF THE WEST LINE OF LOT 31 EXTENDED SOUTH TO THE NORTH LINE OF LOT 8; AND

THE EAST HALF OF THE NORTH/SOUTH 15-FOOT WIDE VACATED ALLEY LYING SOUTH OF THE CENTER LINE OF THE EAST/WEST 28.5-FOOT WIDE VACATED ALLEY EXTENDED WEST TO THE CENTER LINE OF SAID 15-FOOT WIDE VACATED ALLEY, AND LYING NORTH OF THE NORTH LINE OF LOT 8, IN COOK COUNTY, ILLINOIS.

14-20-403-065-0000 (affects Lots 8 and 9 in Parcel 6)

14-20-403-065-0000 (affects part of Lots 8 and 9 and the remaining Lots in Parcel 6)

Address: 3535-3539 N. Clark St., Chicago, IL

PARCEL 7:

(A) LOT 13 AND THAT PART OF LOT 12 LYING SOUTH OF A LINE DRAWN 10 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 12 IN WEAGE AND HYDE'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

(B) LOTS 21, 22 AND 23 IN THE RESUBDIVISION OF LOT 2 IN ASSESSOR'S DIVISION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

A STRIP OF LAND FALLING BETWEEN (A) AND (B) LYING BETWEEN THE EASTERLY AND WESTERLY LINES OF (B) EXTENDED NORTHERLY, ALL IN COOK COUNTY, ILLINOIS.

14-20-403-007-0000 (affects Lots 12 and 13 in Parcel 7)

14-20-403-008-0000 (affects Lots 21, 22 and 23 in Parcel 7)

Address: 3515-3527 N. Clark St., Chicago, IL