

# UNOFFICIAL COPY

Doc#: 2017520043 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/23/2020 09:23 AM Pg: 1 of 5

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

## ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS' LIEN

IN THE OFFICE OF THE  
RECORDER OF DEEDS  
COOK COUNTY, IL

THE CLAIMANT, Pappageorge Haymes, Ltd. a/k/a Pappageorge Haymes Partners (the "Claimant"), an Illinois corporation with an office at 640 North LaSalle Street, Suite 400, Chicago, Illinois, 60654, hereby records its Original Contractor's Claim for Mechanics' Lien (the "Lien") against the Property (as hereinafter defined) and against the interests of May Associates, LLC, an Illinois limited liability company, with an address at 1005 Oak Hill Road, Downers Grove, Illinois, 60515 (the "Owner LLC"), Victor J. Comforte and Thomas E. Comforte (the "Owner Parties") (hereinafter, the "Owner LLC" and "Owner Parties" are collectively referred to as the "Owner"); City Technology Center, LLC, an Illinois limited liability company (the "CTC LLC"), Cogent Management Group, LLC, an Illinois limited liability company (the "Cogent LLC"), and Carl Groesbeck (hereinafter, the "CTC LLC," the "Cogent LLC" and Carl Groesbeck are collectively referred to as "CTC"); John W. Comforte; William A. Comforte; TechNexus Holdings LLC; James Alfred Hoch Jr.; Terry I. Howerton; James E. Malackowski; Malak Properties 2 LLC; Ross B. Glickman; Kristi Properties LLC; Kristi L. Stathis; and all other persons or entities having or claiming an interest in the Property (as hereinafter defined) including without limitation all persons or entities claiming by, through, or under the Owner and/or CTC, and any and all unknown claimants and/or owners.

In furtherance of its Lien, the Claimant states as follows:

1. As of the date of Claimant's Contract (as hereinafter defined) with City Technology Center, LLC, and subsequently at all times relevant, May Associates, LLC owned and/or held legal title to the following described real estate (including all land and improvements thereon) in the County of Cook, State of Illinois, commonly known as 310-328 North Aberdeen Street (a/k/a 315 North May Street), Chicago, Illinois, 60607, having permanent index numbers of 17-08-409-008-

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0000 and 17-08-409-009-0000, and as legally described in the legal description attached here to as "Exhibit A" and made a part hereof (the "Property").

2. On or about December 15, 2017, the Claimant, an architecture firm, entered into a written contract with City Technology Center, LLC, which was acting as the Owner's agent, or as one authorized or knowingly permitted by the Owner to enter into a contract for improvement of the Property, in which the Claimant agreed to provide architectural services for development of a mixed-use building, for the improvement of the Property, where the basis of payment was the Claimant's hourly rate plus reimbursable expenses (the "Contract"). The Claimant's work was performed with the knowledge, authorization, and consent of the Owner, or the Owner knowingly permitted said work to be performed.

3. Alternately, the Claimant entered into the Contract with City Technology Center, LLC, which was acting as the Owner LLC's agent, or as one authorized or knowingly permitted by the Owner LLC to enter into a contract for improvement of the Property. Alternately, the Claimant entered into the Contract with City Technology Center, LLC, which was acting as the Owner Parties' agent, or as one authorized or knowingly permitted by the Owner Parties to enter into a contract for improvement of the Property. Alternately, the Claimant entered into the Contract with City Technology Center, LLC, which was acting as the Cogent LLC's agent, and the Cogent LLC was authorized or knowingly permitted by the Owner to enter into a contract for improvement of the Property. Alternately, the Owner authorized or knowingly permitted CTC, the Cogent LLC, and/or Carl Groesbeck to enter into a contract for improvement of the Property. At all times relevant, the Claimant performed its work with the full knowledge, authorization, express consent, and special insistence of the Owner LLC, the Owner Parties, and the Owner, who knowingly accepted the Claimant's work for the improvement of the Property.

4. The Claimant satisfactorily performed all of its required duties, its last date of work being March 24, 2020.


5. The Claimant performed work under the Contract in the amount of not less than \$254,755.65, provided extra work in the amount of \$0.00, incurred reimbursable expenses in the amount of \$8,534.96, and improved all lots, units, parcels, and interests comprising the Property in the total amount of \$263,290.61, with the express knowledge, consent, and special insistence of the Owner, the Owner Parties, and the Owner LLC.

6. To date, the Claimant has been paid \$120,000, and the Owner is entitled to credits of \$0.00, leaving due, unpaid and owing to the Claimant after allowing all credits, the principal sum of \$143,290.61, for which, with all interest, attorneys' fees and costs allowed by law, the Claimant claims a Lien on the Property, any ownership or other interest in the Property, and all of its land and improvements thereon.

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

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Pappageorge Haymes, Ltd. a/k/a Pappageorge Haymes Partners

Dated: 5/21/20 By: \_\_\_\_\_ 

David A. Haymes, as authorized signatory of Pappageorge Haymes, Ltd. a/k/a Pappageorge Haymes Partners

This instrument was prepared by and after recording should be mailed to:

Jeremy S. Baker  
Baker Law Group LLC  
33 N. Dearborn St., Suite 1000  
Chicago, Illinois 60602

PIN: 17-08-409-008-0000  
17-08-409-009-0000

Property of Cook County Clerk's Office

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STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

### VERIFICATION BY AFFIDAVIT

David A. Haymes, being first duly sworn on oath, deposes and states under penalty of perjury that he is a Founding Partner and authorized signatory of Pappageorge Haymes, Ltd. a/k/a Pappageorge Haymes Partners, the Claimant; that he has read the foregoing Original Contractor's Claim for Mechanics' Lien and knows the contents thereof; and that all of the statements therein are true and correct.

Date: 5/21/20

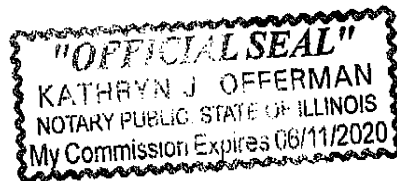
[Signature]  
David A. Haymes

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK )

I, Kathryn J. Offerman, a notary public in and for the County of Cook, State of Illinois, do hereby certify that David A. Haymes, a Founding Partner and authorized signatory of Pappageorge Haymes, Ltd. a/k/a Pappageorge Haymes Partners, personally known to me to be the same person whose name is subscribed above, appeared before me this day in person and acknowledged that he signed and sealed the Original Contractor's Claim for Mechanics' Lien as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21 day of May, 2020

My commission expires: 6-11-20 [Signature]  
Notary Public



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## EXHIBIT "A" Legal Description

**For APN/Parcel ID(s): 17-08-409-008-0000 and 17-08-409-009-0000**

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**PARCEL 1:**

LOTS 1 TO 14 INCLUSIVE AND VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 TO 10 INCLUSIVE AND LYING NORTH OF AND ADJOINING LOTS 11 AND 12 AFORESAID S.F. GALES SUBDIVISION OF BLOCK 12 OF CARPENTERS ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THOSE PARTS OF LOTS 13, 14 AND 15 LYING SOUTH OF A LINE 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF CARROLL STREET LEAD TRACK, AND ALL OF LOTS 16 TO 26 BOTH INCLUSIVE ALL IN THE SUBDIVISION OF BLOCK 7 OF CARPENTERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THOSE PARTS OF THE EAST AND WEST AND NORTH AND SOUTH HERETOFORE VACATED ALLEYS (AS HERETOFORE VACATED BY DOCUMENT NO. 5115640, RECORDED JANUARY 20, 1913) LYING SOUTH OF A LINE 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF CARROLL STREET LEAD TRACK, IN SAID SUBDIVISION OF BLOCK 7, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THAT PART OF THE SOUTH 177.0 FEET (MEASURED PERPENDICULARLY) OF THE SUBDIVISION OF BLOCK 7 (INCLUDING ALLEYS VACATED IN ACCORDANCE WITH DOCUMENT NO. 5115640 RECORDED JANUARY 20, 1913 ALL TAKEN AS A TRACT; EXCEPTING FROM SAID TRACT, THAT PART LYING SOUTH OF A LINE DRAWN 10.00 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF THE CARROLL STREET LEAD TRACK, ALL IN THE SUBDIVISION OF BLOCK 7 OF CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.