

# UNOFFICIAL COPY

Doc#: 2017520045 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/23/2020 09:25 AM Pg: 1 of 5

**SUBCONTRACTOR'S  
NOTICE AND CLAIM FOR  
MECHANICS LIEN**

STATE OF ILLINOIS     )  
                                  )ss  
COUNTY OF COOK     )

AMERICAN CONCRETE CONCEPTS, INC. ("CLAIMANT")

Re: Amylu Foods  
1400 W. 44<sup>th</sup> St.  
Chicago, IL 60609  
("PREMISES")

v.

MERIDIAN DESIGN BUILD LLC ("CONTRACTOR")  
DCT STOCKYARDS, LLC ("OWNER")  
AMYLU FOODS, LLC ("TENANT")

CLAIMANT, of 1211 E 14th St, Russellville, AR 72802 hereby files its Notice and Claim for Lien against CONTRACTOR, of 9550 W Higgins Rd Ste 400, Rosemont, IL 60018, OWNER, of 1800 Wazee St. Suite 500 Denver, CO 80202, TENANT, of 1400 W. 44<sup>th</sup> St., Chicago, IL 60609, and any persons claiming to be interested in the PREMISES, and states:

1. On or about March 2, 2020, prior thereto and subsequently, OWNER owned fee simple title to the PREMISES located in Cook County, Illinois, the legal description of which is:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

PIN No(s): 20-05-300-020-0000; 20-05-300-021-0000; 20-05-300-030-0000 (part of)  
Address: 1400 W. 44<sup>th</sup> St. Chicago, IL 60609

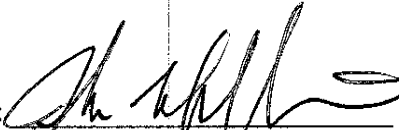
2. Prior to July 2, 2019, TENANT leased the PREMISES from OWNER.

3. Prior to July 2, 2019, TENANT, authorized by OWNER, made a contract with CONTRACTOR whereby CONTRACTOR was to provide labor, material, tools and equipment for construction of a food production facility at the PREMISES. On or about July 2, 2019, CONTRACTOR and CLAIMANT entered into a written subcontract whereby CLAIMANT was to provide material and installation of flooring and coating at the PREMISES; thereafter CLAIMANT completed all of its obligations pursuant to said subcontract on or about March 2, 2020 for the value of the original contract amount of \$211,348.00 plus the value of extras in the amount of \$6,200.00.

4. To date, despite due demand for payment, CLAIMANT remains unpaid for said work and after all due credits in the amount of \$111,900.00, the amount left due, unpaid and owing to CLAIMANT is \$105,648.00, for which amount, plus interest and collection costs, including reasonable attorney's fees, CLAIMANT claims a lien on the PREMISES and improvements thereon, and on any monies due or to become due to CONTRACTOR or any other party from OWNER or TENANT for said project.

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AMERICAN CONCRETE CONCEPTS, INC.

By:   
John Guerin, CFO

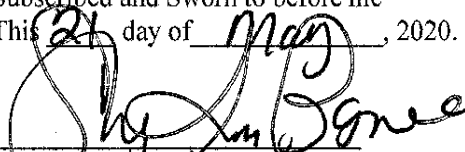
STATE OF Arkansas )  
COUNTY OF Faulkner )SS

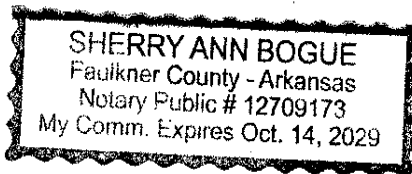
### VERIFICATION

I, John Guerin, on oath state that I am the CFO and duly authorized agent of the CLAIMANT, AMERICAN CONCRETE CONCEPTS, INC. that I have read the foregoing Claim for Mechanics Lien, and that the statements therein are true to the best of my information and belief.

  
John Guerin, CFO

Subscribed and Sworn to before me  
This 21 day of May, 2020.

  
Notary Public



Prepared by:

LUCAS M. FUKSA  
FUKSA KHORSHID, LLC  
200 W. Superior St.  
Suite 400  
Chicago, IL 60654

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THE SOUTH 198.40 FEET OF THE NORTH 228.40 FEET OF THE WEST 364.20 FEET OF THE EAST 394.20 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART TAKEN FOR WEST 43RD STREET BY ORDINANCE PASSED MARCH 26, 1968 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON OCTOBER 9, 1968 AS DOCUMENT NUMBER 20640183, SAID PART BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, AT A POINT WHICH IS 394.20 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF THE EAST 394.20 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, A DISTANCE OF 50 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF THE NORTH 80 FEET OF SAID NORTHWEST 1/4 OF TH SOUTHWEST 1/4 OF SECTION 5; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 80 FEET AFORESAID, A DISTANCE OF 66.49 FEET TO A POINT OF CURVE; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 640 FEET, A DISTANCE OF 165.71 FEET TO A POINT OF REVERSE CURVE WHICH IS 58.67 FEET SOUTH FROM THE NORTH LINE AND 163.84 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 560 FEET, (THE EASTERLY TERMINUS OF WHICH ARC IS A POINT 40 FEET SOUTH FROM THE NORTH LINE AND 20.4 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5), A DISTANCE OF 135.45 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH THE WEST LINE OF THE EAST 30 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF THE EAST 30 FEET AFORESAID, A DISTANCE OF 10.08 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 30 FEET OF SAID NORTHWEST 1/4 F THE SOUTHWEST 1/4 OF SECTION 5; AND THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 30 FEET AFORESAID, A DISTANCE OF 364.20 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

### PARCEL 2:

THE SOUTH 400 FEET OF THE NORTH 628.40 FEET OF THE WEST 364.20 FEET OF THE EAST 394.20 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

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THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE LINE 366.50 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED (SAID EAST STREET LINE BEING A LINE 50 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5) WITH THE NORTH LINE OF WEST 44TH STREET AS SHOWN ON THE PLAT OF DEDICATION FOR PUBLIC STREET OF CERTAIN PARCELS IN THE WEST 1/2 OF SAID SECTION 5, RECORDED DECEMBER 31, 1969, IN THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER 21048001, AND RUNNING THENCE NORTH ALONG THE LINE 366.50 FEET EAST FROM AND PARALLEL WITH THE SAID EAST LINE OF SOUTH ASHLAND AVENUE, AS WIDENED, A DISTANCE 310.35 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 314.13 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 234.13 FEET TO AN INTERSECTION WITH A LINE 80 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 51.76 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUING EAST ALONG SAID PARALLEL LINE A DISTANCE OF 249.15 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 394.20 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 394.20 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, A DISTANCE OF 542.40 FEET TO AN INTERSECTION WITH THE NORTH LINE OF AFORESAID WEST 44TH STREET AS SHOWN ON SAID PLAT OF DEDICATION, SAID POINT BEING 622.40 FEET SOUTH FROM THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE WEST ALONG A STRAIGHT LINE, BEING THE NORTH LINE OF AFORESAID WEST 44<sup>TH</sup> STREET AS SHOWN ON SAID PLAT OF DEDICATION, A DISTANCE OF 242.13 FEET; THENCE NORTH, A DISTANCE OF 543.43 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE LINE 366.50 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH ASHLAND AVENUE AS WIDENED (SAID EAST STREET LINE BEING A LINE 50 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5) WITH THE NORTH LINE OF WEST 44TH STREET AS SHOWN ON THE PLAT ON DEDICATION FOR PUBLIC STREETS OF CERTAIN PARCELS IN THE WEST 1/2 OF SAID SECTION 5, RECORDED DECEMBER 31, 1969, IN THE COOK COUNTRY RECORDER'S OFFICE AS DOCUMENT NUMBER 21048001, AND RUNNING THENCE NORTH ALONG THE LINE 366.50 FEET EAST FROM AND PARALLEL WITH THE SAID EAST LINE OF SOUTH ASHLAND AVENUE, AS WIDENED, A DISTANCE OF 310.35 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 314.14 FEET OF SAID NORTHWEST 1/4 OF THE

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SOUTHWEST 1/4 OF SECTION 5; THENCE EAST ALONG THE SAID SOUTH LINE OF THE NORTH 314.13 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 212.69 FEET TO AN INTERSECTION WITH A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 234.13 FEET TO AN INTERSECTION WITH A LINE 80 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 51.76 FEET, THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 14 MINUTES 44 SECONDS FROM EAST TO SOUTHEASTERLY WITH LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 543.43 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID WEST 44TH STREET, THENCE WESTERLY ALONG THE NORTH LINE OF SAID WEST 44TH STREET, A DISTANCE OF 271.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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