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Doc# 2020333490 Fee \$45.00

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EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/21/2020 02:35 PM PG: 1 OF 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR LIEN

Claimant, HEATMASTERS MECHANICAL INC., of 5540 W Lawrence Ave, Chicago, IL 60630, hereby files its Notice and Claim for mechanics lien against SHAWMUT DESIGN AND CONSTRUCTION ("Contractor"), of 224 North DesPlaines Street, Chicago, IL 60661; 1101 WEST LAKE BSD, LLC, of 2312 N. Miami Ave., 2nd Floor, Miami, FL 33127 ("Owner"); and Mortgagees ARGENTIC REAL EST INV LLC, AREIT WH I LLC and AREIT 2019-CRE3 TRUST (each individually a "Mortgagee" and collectively the "Mortgagees"), each Mortgagee of 40 West 57th Street, 29th Floor, New York, NY 10019; as well as all other(s) owning or claiming an interest in the hereinafter described real property, and states:

1. That at all relevant times, including on and since July 5, 2019, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

[SEE ATTACHED LEGAL DESCRIPTION]

commonly known as 1101 West Lake Street, Chicago, IL 60607, Floors 4 and 6 ("the Premises"), and Contractor was the Owner's contractor for the improvement hereof.

2. That Claimant made a contract ("Contract") dated July 5, 2019, with Contractor under which Claimant agreed to provide all necessary labor, material, and services as a subcontractor to complete the HVAC scope of work for the original contract amount of \$195,00.00.

3. Claimant performed additional work in the amount of \$177,960.00 at the request of Contractor, as Owner's agent or as an entity authorized by Owner or knowingly permitted by Owner, so that the final adjusted Contract sum was \$372,960.00.

4. Claimant completed all of the work for which Claimant claims a lien on April 3, 2020.

5. The Contract was entered into by Contractor as Owner's agent, and the work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized

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Contractor to enter into the Contract. Alternatively, Owner knowingly permitted Contractor to enter into the Contract for the improvement of the Premises.

6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$123,048.80, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Premises (including all land and improvements thereon) in the amount of \$123,048.80 plus interest.

7. Claimant revokes any waiver of rights for which Claimant has not received payment.

Dated: June 25, 2020

HEATMASTERS MECHANICAL, INC.

By: 

Steven Weiland for Claimant

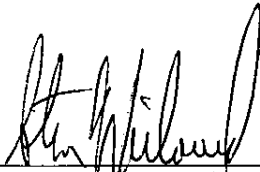
Prepared by:
Roetzel & Andress, LPA
30 N. LaSalle Street, Suite 2800
Chicago, IL 60602
312.580.1200

Property of Cook County Clerk's Office

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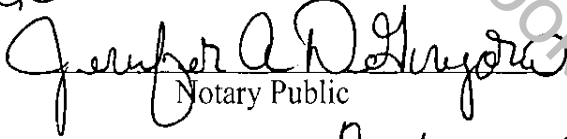
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The affiant Steven Weiland, being first duly sworn, on oath deposes and says that he is the Vice President of the Claimant, that he has read the foregoing Subcontractors' Claim for Lien and knows the contents thereof, and that all statements therein are true and correct to the best of his knowledge, information and belief.

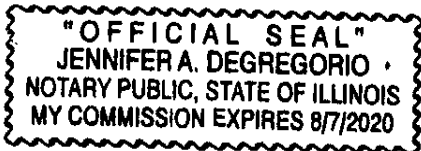
By: 
Steven Weiland for Claimant

Property of Cook County Clerk's Office

Subscribed and sworn to before me this
25th day of June __, 2020.


Notary Public

My commission expires 8-7, 2020



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LEGAL DESCRIPTION

PARCEL 1:

UNITS 4 AND 6 IN THE 1101 WEST LAKE STREET CONDOMINIUM, AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY, DATED JANUARY 27, 2006, PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC., AND BEING A PORTION OF THAT CERTAIN PARCEL KNOWN AS LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS "EXHIBIT B" TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 1, 2006 AS DOCUMENT NUMBER 0603232127, AND AS FURTHER AMENDED FROM TIME TO TIME, WHICH AMENDS AND RESTATES THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 18, 2004 AS DOCUMENT 0401644052, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-1, G-12, G-16 AND G-17, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 2006 AS DOCUMENT 0603232130, AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 6, 2015 AS DOCUMENT 1512616075, AND SECOND AMENDMENT RECORDED NOVEMBER 1, 2018 AS DOCUMENT 1830545052.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED FEBRUARY 1, 2006 AS DOCUMENT 0603232130, AS AMENDED BY THE FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 6, 2015 AS DOCUMENT 1512616075, AND SECOND AMENDMENT RECORDED NOVEMBER 1, 2018 AS DOCUMENT 1830545052, FOR SUPPORT, UTILITIES, ENCROACHMENTS, AND INGRESS AND EGRESS.

PINS: 17-08-428-026-1004 AND 17-08-428-026-1006

COMMON ADDRESS: 1011 WEST LAKE STREET, UNITS 4 AND 6, CHICAGO, IL 60607