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Doc#: 2021720015 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/04/2020 09:13 AM Pg: 1 of 4

THIS INSTRUMENT WAS
PREPARED BY AND AFTER
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RETURNED TO:

John S. Mrowiec
Conway & Mrowiec
Attorneys LLLP
20 South Clark Street
Suite 1830
Chicago, Illinois 60603
(312) 658-1100

**ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN
OF LEOPARDO COMPANIES, INC. (SECOND LIMITED
NOTICE TO PROCEED - SECOND CLAIM OF MULTIPLE CLAIMS)**

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The Claimant, Leopardo Companies, Inc. ("Leopardo"), an Illinois corporation with offices at 5200 Prairie Stone Parkway, Hoffman Estates, Illinois 60192, hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Seritage SRC Finance LLC, a Delaware limited liability company ("Owner") in the Real Estate, and against the interest of any person claiming an interest in the Real Estate by, through or under Owner;

Leopardo states:

1. Since at least July 14, 2015, Owner has been record owner of an interest in fee simple, and, possibly other interests, in the Real Estate commonly known as 1601 North Harlem Avenue, Chicago, Illinois, legally described as follows ("Real Estate"):

PARCEL 1:
LOTS 1 THROUGH 7, BOTH INCLUSIVE, AND THE VACATED ALLEY NORTH OF LOTS 1 THROUGH 7, AND LOTS 8 THROUGH 18, BOTH INCLUSIVE, AND THE VACATED ALLEY WEST OF LOTS 8 THROUGH 18, IN MADSEN'S SECOND NORTH OF OAK PARK SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Numbers: 13-31-321-032 13-31-321-033

Address: 1601 North Harlem Avenue, Chicago, Illinois

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PARCEL 2:

THE EAST 205.84 FEET OF THE WEST 245.84 FEET OF THE NORTH 583.46 FEET OF THE SOUTH 633.46 FEET OF WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Current PIN Numbers of the Real Estate are 13-31-321-032 and 13-31-321-033.

2. Leopardo entered into a written "Second Limited Authorization and Limited Notice to Proceed" with Owner dated December 9, 2019 (the "Second LNTP"), under which Leopardo agreed to provide general contracting services for earth retention design, steel shop drawings, interior demolition and other construction work relating to renovation of an existing building on the Real Estate (the "Second LNTP Work") in exchange for payment of the original sum of \$784,635.

3. After adjusting for deletions from the Second LNTP Work, the adjusted Second LNTP Sum was \$666,100.

4. The Second LNTP was entered into by Owner and the services were performed by Leopardo with the knowledge and consent of Owner and Owner's agents. Alternatively, Owner knowingly permitted Owner's agent to contract for the services of the Contract on behalf of Owner.

5. Leopardo completed the last of the services under the Second LNTP for which this lien is claimed on March 22, 2020.

6. As of the date hereof, after allowing all credits, there is presently due, unpaid and owing to Leopardo, the principal sum of Six Hundred Sixty-Six Thousand One Hundred Dollars (\$666,100) ("Second LNTP Amount Owing") for which, with interest, Leopardo claims a mechanics lien against the Real Estate and against Owner's and others' claimed interest in the Real Estate.

7. Leopardo hereby revokes any waiver of rights given in advance of payment for which Leopardo has not received payment.

8. Leopardo and Owner also have entered into a "Letter of Intent" dated October 3, 2019 ("Structural Demolition Letter") and a "Third Limited Authorization and Limited Notice to Proceed" dated February 10, 2020. As of the date of this Claim, Leopardo has performed work under each of them for which Owner has not paid and not included in the Second LNTP Work or this Claim for Mechanics Lien (Second Claim of Multiple Claims). This Claim for Mechanics Lien (Second Claim of Multiple Claims) relates solely to the Second LNTP Work. By recording this Claim for Mechanics Lien for Contractor's LNTP Work, Leopardo does not waive, but instead expressly reserves, Leopardo's rights to record one or more additional Claims for Mechanics Lien for amounts owing under the Structural Demolition Letter and Third Limited Notice to Proceed.

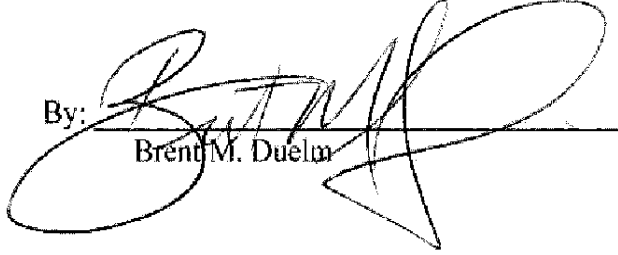
Dated: June 23, 2020

LEOPARDO COMPANIES, INC.

PIN Numbers: 13-31-321-032 13-31-321-033

Address: 1601 North Harlem Avenue, Chicago, Illinois

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By: 
Brent M. Duelm

Property of Cook County Clerk's Office

PIN Numbers: 13-31-321-032 13-31-321-033

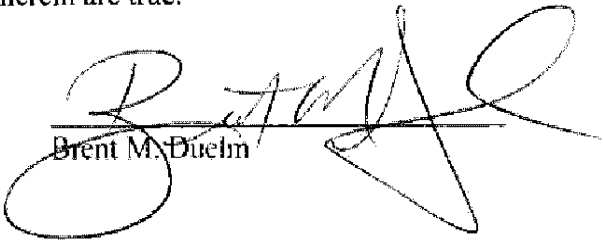
Address: 1601 North Harlem Avenue, Chicago, Illinois

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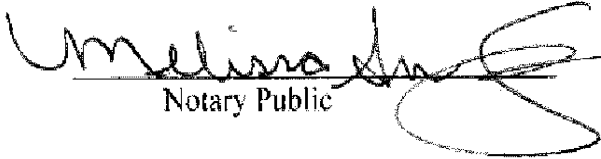
STATE OF ILLINOIS)
) ss.
COUNTY OF C O O K)

AFFIDAVIT

I, Brent M. Duelm, being first duly sworn on oath, depose and state that I am Chief Financial Officer of Claimant, am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien (Second Limited Notice to Proceed - Second Claim of Multiple Claims) on behalf of Claimant, that I have read the foregoing Original Contractor's Claim for Mechanics Lien and know its contents and the statements contained therein are true.


Brent M. Duelm

SUBSCRIBED AND SWORN TO
before me this 21 day of June, 2020.


Notary Public



THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE RETURNED TO:

John S. Mrowiec
Conway & Mrowiec Attorneys LLLP
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