

UNOFFICIAL COPY



Doc# 2031810038 Fee \$45.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2020 11:02 AM PG: 1 OF 4

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

The Claimant, **JF Carpentry Services, Inc.**, which has an office at 9226 Grand Avenue, Franklin Park, IL 60131, hereby files its Subcontractor's Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate and against **W.E. O'Neil Construction Company** ("Contractor") whose address is 1245 W. Washington Blvd, Chicago, IL 60607, **Edens Collection LLC** (Owner), whose registered agent's address is 233 S. Wacker Drive, Suite 8000, Chicago, IL 60606, **Camburas & Theodore Ltd.**, (Architect/Owner's agent) whose registered agent's address is 2454 E. Dempster Street, Suite 202, Des Plaines, IL 60016, **CIBC Bank USA**, (Lender) 70 West Madison Street, Suite 200, Chicago, IL 60602 and 120 S. LaSalle Street, Suite 400, Chicago, IL 60603, **Foster Edens LLC**, (Owner) 111 W. Illinois Street, 5th Floor, Chicago, IL 60654, **The Jaffe Companies** (Owner) 111 W. Illinois Street, 5th Floor, Chicago, IL 60654, **Canadian Imperial Bank of Commerce**, 200 West Madison Street, Ste 2610 Chicago, IL 60606, and against the interest of any person or entity claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

[PLEASE SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION]

Which property is commonly known as 4601-4715 W. Foster Avenue, Chicago, Illinois. The Property Index Numbers are: 13-10-302-016-0000 and 13-10-302 - 017-0000.

2. On information and belief, on or before April 8, 2019, said Owner contracted with Contractor for certain improvements to said Real Estate.

3. On or before April 8, 2019, Contractor entered into subcontract with the Claimant, JF Carpentry Services, Inc., to provide all necessary material, equipment and

UNOFFICIAL COPY

labor for the provision of carpentry, drywall, and insulation-related services at the project known as Edens Collection on the Real Estate in exchange for payment.

4. The subcontract was entered into by Contractor and the work was performed by Claimant with the knowledge and consent of Owner. Alternatively, the Owner specifically authorized Contractor and/or its agents to enter into contracts for improvement of the Real Estate. Alternatively, the Owner knowingly permitted Contractor and/or its agents to enter into contracts for the improvement of the Real Estate.

5. On or about July 16, 2020, the Claimant substantially completed all work required to be performed under its subcontract, which entailed the delivery of said materials and services, for which the total amount of one hundred seventy nine thousand eight hundred five dollars and thirty four cents (\$179,805.34.00) remains unpaid. The allocation of such moneys to the buildings on the properties are: \$154,006.36 is due relating to work on what has been commonly referred to as Building C, the approximately 119,806 square foot building on the east side of the property scheduled to house the Target, Ross, Five Below and LA Fitness; \$3,877.19 is due relating to work on what has been commonly referred to as Building B, the approximately 20,566 square foot building on the southwest side of the property; \$21,921.83 is due relating to work on what has been commonly referred to as Building A, the approximately 4,400 square foot building on the northwest side of the property.

6. As of this date, there is, unpaid and owing to the Claimant, the amount of one hundred seventy nine thousand eight hundred five dollars and thirty four cents (\$179,805.34.00) allocated as per the previous paragraph, after allowing all credits, the sum of which principal amount bears interest at the statutory rate. Claimant claims a mechanic's lien on said Real Estate and improvements and on the monies or other consideration due or to become due from the Owner under said contract against Contractor, and others claiming an interest in said property.

Dated: November 9, 2020

JF CARPENTRY SERVICES, INC.

By: 

Jose Flores-President

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

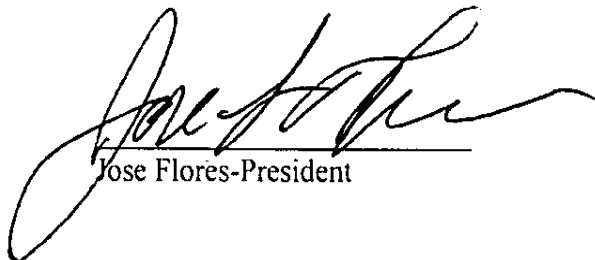
Bradley M. Arnold
Kolb Clare & Arnold PSC
1110 W. Lake Cook Road, Suite 150
Buffalo Grove, IL 60089

UNOFFICIAL COPY

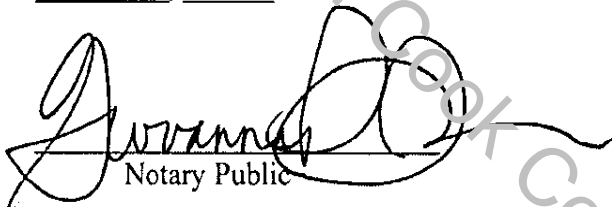
VERIFICATION

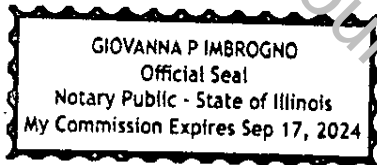
STATE OF ILLINOIS)
)
 COUNTY OF COOK)

Jose Flores, being first duly sworn on oath, deposes and states that he is authorized to make this Verification, that he has read the foregoing Subcontractor's Claim for Mechanic's Lien thereto, knows the contents thereof, and that they are true and correct to the best of his knowledge, information and belief.


 Jose Flores-President

SUBSCRIBED and SWORN to
 Before me this 9th day of
November, 2020


 Notary Public



UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 9 CHAINS AND 66 ½ LINKS OF LOT 1 IN THE SUBDIVISION OF LOT 6 IN JAMES H. REES' SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO, THE PART OF LOT 2 OF THE PARTITION OF LOTS 5 AND 6 IN REES' SUBDIVISION AFORESAID, LYING NORTH OF A LINE DRAWN PARALLEL TO AND 9 CHAINS 66 ½ LINKS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, ACCORDING TO THE MAP OF SAID PARTITION RECORDED IN BOOK 160 OF MAPS, PAGE 21; AND WEST OF A LINE WHICH IS 300 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1 IN THE SUBDIVISION OF LOT 6 IN JAMES H. REES' SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SUBDIVISION LOTS 1 AND 2 OF THE PARTITION OF LOTS 5 AND 6 IN REES' SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE JUNCTION RAILWAY COMPANY AND NORTH OF A LINE DRAWN PARALLEL TO AND 9 CHAINS AND 66 ½ LINKS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER ACCORDING TO PLAT IN BOOK 160 OF MAPS, PAGE 21, EXCEPT FROM SAID LOT 2 THAT PART THEREOF WHICH LIES WEST OF A LINE WHICH IS 300 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 1 IN THE SUBDIVISION OF LOT 6 IN JAMES H. REES' SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 IN THE NATURE OF A RIGHT OF WAY TO TRAVEL OVER AND UPON THAT PART OF LOT 1 IN THE SUBDIVISION OF LOT 6 IN JAMES H. REES' SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTH OF A LINE DRAWN PARALLEL TO AND 9.665 CHAINS SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER AND LIES NORTHWESTERLY OF THE SOUTHEASTERLY LINE OF WINNEMAC A VENUE EXTENDED NORTHEASTERLY IN A STRAIGHT LINE AS CREATED AND CONTAINED IN INSTRUMENTS RECORDED AS DOCUMENTS 13389071, 12002651 AND 12636906.

Permanent Index Number: 13-10-302-016-0000 and 13-10-302 - 017-0000

Address: 4601 - 4715 West Foster Avenue, Chicago, IL 60630