

UNOFFICIAL COPY



2034940062

Doc# 2034940062 Fee \$51.00

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 12/14/2020 02:44 PM PG: 1 OF 10

**FULL AND FINAL
RELEASE OF
MECHANIC'S LIENS**

Pursuant to and in compliance with the Mechanics Lien Act (770 ILCS 60/1 *et seq.*) and for good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, Premium Electric Services, Inc., an Illinois limited liability company ("Lien Claimant") whose principal office is located at 5200 Thatcher Road, Downers Grove, IL 60515, does hereby acknowledge final satisfaction of and releases in full its Claims for Mechanics Lien, recorded July 6, 2020, against 71 South Wacker Drive LLC, a Delaware limited liability company, whose principal office is located at 251 Little Falls Drive, Wilmington, DE 19808, Metropolitan Life Insurance Company, a New York corporation, whose principal office is located at 10 Park Avenue, Morristown, NJ 07962, and Jon E. Runquist Individually and d/b/a Sonoma Construction, LLC, an Illinois limited liability company, whose principal office is located at 121 W. Wacker Drive, Suite 3500, Chicago, IL 60601 on the following described property, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A,

commonly known as 71 South Wacker Drive, Chicago, Illinois 60606, and having permanent index numbers of

- | | | |
|--------------------|--------------------|--------------------|
| 17-16-201-008-0000 | 17-16-201-015-0000 | 17-16-201-017-0000 |
| 17-16-201-009-0000 | 17-16-201-016-0000 | 17-16-201-018-0000 |
| 17-16-201-012-0000 | | |

Copies of Lien Claimant's Mechanic's Lien Claims, recorded as Document Nos. 2018310036 and 2018816021 with Cook County Recorder of Deeds on July 6, 2020 are attached hereto as Exhibits B and C, respectively.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 19th day of August, 2020.

Premium Electric Services, Inc,

By: William Lerd
William Lerd, President



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STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE

I, the undersigned, a notary public in and for the County in the State aforesaid, do hereby certify that William Jordt, President of Premium Electric Services, Inc, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President of Premium Electric Services, Inc. appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of August, 2020.



Notary Public

Prepared by & Mail to:
Christine Lake
Premium Electric Services, Inc.
5200 Thatcher Road,
Downers Grove, IL 60515



FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.

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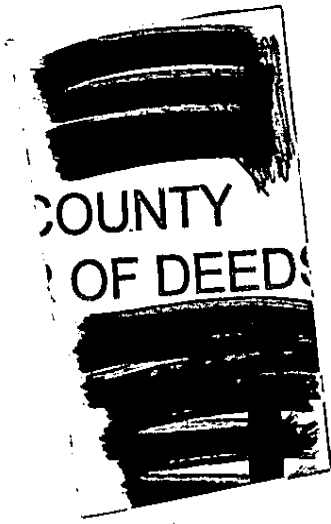


EXHIBIT A

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

ALL OF ORIGINAL LOTS 5, 6, 7 AND 8 (EXCEPT THOSE PARTS THEREOF FALLING IN FRANKLIN STREET AND ARCADE PLACE) IN BLOCK 81 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17-16-201-008-0000
17-16-201-009-0000
17-16-201-012-0000
17-16-201-015-0000
17-16-201-016-0000
17-16-201-017-0000
17-16-201-018-0000

commonly known as 71 South Wacker Drive, Chicago, Illinois 60606.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

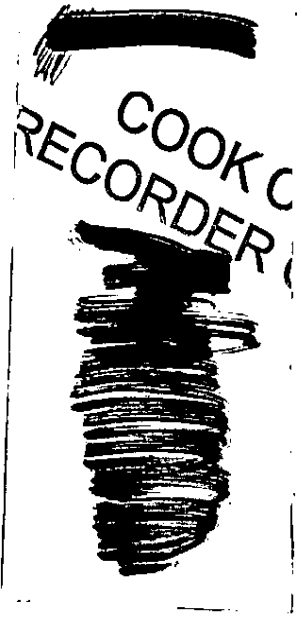
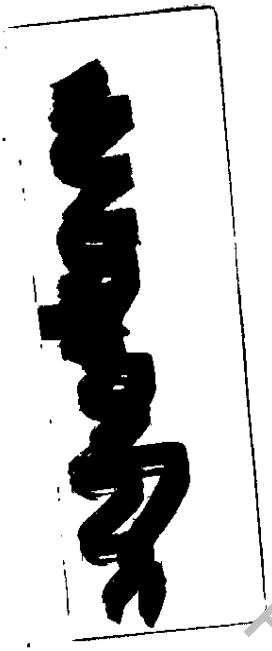


EXHIBIT B



Property of Cook County Clerk's Office

11/11/2011

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Exhibit B

**MECHANIC'S LIEN:
CLAIM**

Doc# 2018810036 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/06/2020 10:24 AM Pg. 1 of 2

STATE OF ILLINOIS)
)
COUNTY OF Cook)

Premium Electric Services, Inc.

CLAIMANT

VS.

71 South Wacker Drive LLC
Metropolitan Life Insurance Company
Jon E. Runquist Individually and d/b/a Sonoma Construction, L.L.C.

DEFENDANT(S)

The claimant, Premium Electric Services, Inc. of Downers Grove, IL, 60515 County of DuPage, hereby files a claim for lien against Jon E. Runquist Individually and d/b/a Sonoma Construction, L.L.C., contractor of 121 W. Wacker Drive, Suite 9300, Chicago, IL and 71 South Wacker Drive LLC Wilmington, DE 19808 (hereinafter referred to as "owner(s)") and Metropolitan Life Insurance Company Morristown, NJ 07962 (hereinafter referred to as "lender(s)") and any persons claiming an interest in the premises herein and states:

That on 03/27/2020, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

- Street Address: Workstations 71 S. Wacker Drive, 25th Floor Chicago, IL 60606
- A/K/A: All of Lots 5, 6, 7 and 8 (except those parts thereof falling in Franklin Street and Arcade Drive) in Block 81 in School Section Addition to Chicago in Section 16, township 39 North, Range 14 East of the Third Principal Meridian in the County of Cook in the State of Illinois
- A/K/A: Tax# 17-16-201-005; 17-16-201-009; 17-16-201-012; 17-16-201-015; 17-16-201-016; 17-16-201-017; 17-16-201-018

and Jon E. Runquist Individually and d/b/a Sonoma Construction, L.L.C. was the owner's contractor for the improvement thereof. That on or about 03/27/2020, said contractor made a subcontract with the claimant to provide labor and material for installation of workstation receptacles, patch panels and CAT6 locations for and in said improvement, and that on or about 04/30/2020 the claimant completed thereunder all that was required to be done by said subcontract.

EC0540808 mgjt

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The following amounts are due on said subcontract:

Original Contract Amount	\$50,105.00
Change Orders/Extras	\$.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$.00
Total Balance Due	\$50,105.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of Fifty Thousand One Hundred Fiv Dollars and 00/100 (\$50,105.00) Dollars, for which, with interest, the Claimant claims a lien on said land, ten total interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the money or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

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

IN WITNESS WHEREOF, the undersigned has signed this instrument on June 1, 2020.

Premium Electric Services, Inc.


William Jordt, President


Prepared By:
Premium Electric Services, Inc.
5200 Thatcher Road
Downers Grove, IL 60515



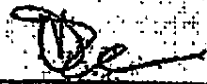
VERIFICATION

State of IL
County of DuPage

The affiant, William Jordt, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.


William Jordt, President

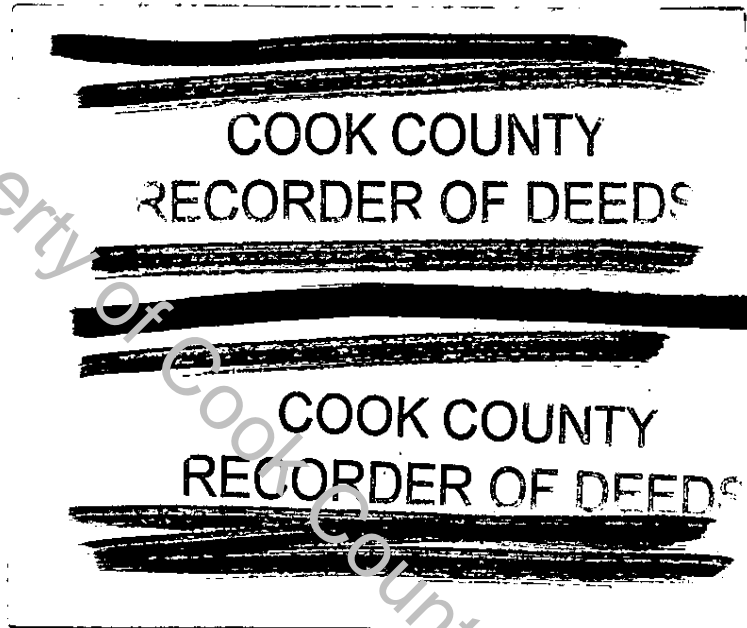
Subscribed and sworn before me this June 1, 2020.


Notary Public's Signature



UNOFFICIAL COPY

EXHIBIT C



UNOFFICIAL COPY

Exhibit C

Doc#: 2018816021 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/06/2020 10:28 AM Pg: 1 of 2

MECHANIC'S LIEN CLAIM

STATE OF ILLINOIS

COUNTY OF Cook

Premium Electric Services, Inc.

CLAIMANT

-VS-

71 South Wacker Drive LLC
Metropolitan Life Insurance Company
Jon E. Runquist Individually and d/b/a Sonoma Construction, L.L.C.

DEFENDANT(S)

The claimant, Premium Electric Services, Inc. of Downers Grove, IL, 60515 County of DuPage, hereby files a claim for lien against Jon E. Runquist Individually and d/b/a Sonoma Construction, L.L.C., contractor of 71 S. Wacker Drive, Suite 3500, Chicago, IL and 71 South Wacker Drive LLC Wilmington, DE 19808 (hereinafter referred to as "owner(s)") and Metropolitan Life Insurance Company Morristown, NJ 07962 (hereinafter referred to as "lender(s)") and any persons claiming an interest in the premises herein and states:

That on 09/30/2019, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: Spec Sales 71 S. Wacker Drive, 25th, 29th and 30th Floor Chicago, IL 60606

A/K/A: All of Lots 5, 6, 7 and 8 (except those parts thereof lying on Franklin Street and Arcade Plaza) in Block 81 in School Section Addition to Chicago in Section 16, township 39 North, Range 14 East of the Third Principal Meridian in the County of Cook in the State of Illinois

A/K/A: Tax# 17-16-201-098; 17-16-201-009; 17-16-201-012; 17-16-201-015; 17-16-201-016; 17-16-201-017; 17-16-201-018

and Jon E. Runquist Individually and d/b/a Sonoma Construction, L.L.C. was the owner's contractor for the improvement thereof. That on or about 09/30/2019, said contractor made a subcontract with the claimant to provide labor and material for interior renovations including lighting and rewiring of existing electrical and fire alarm for and in said improvement, and that on or about 03/08/2020 the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$444,000.00
Change Orders/Extras	\$2,932.63
Credits	\$.00
Work Not Performed	\$.00
Payments	\$153,630.00
Total Balance Due	\$293,302.63

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of Two Hundred Ninety Three Thousand Three Hundred Two Dollars and 63/100 (\$293,302.63) Dollars, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

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

IN WITNESS WHEREOF, the undersigned has signed this instrument on June 1, 2020.

Premium Electric Services, Inc.

William Jordt

William Jordt President

Prepared By:
Premium Electric Services, Inc.
5200 Thatcher Road
Dowd Grove, IL 60515



VERIFICATION

State of IL
County of DuPage

The affiant, William Jordt, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof and that all the statements therein contained are true.

William Jordt

William Jordt President

Subscribed and sworn before me this June 1, 2020.

Christine Lane
Notary Public's Signature

