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Kevin A. Sterling, Esq.
The Sterling Law Office
411 North LaSalle Street
Suite 200
Chicago, Illinois 60654

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2021 12:55 PM PG: 1 OF 5

(For Cook County Clerk's Office – Recording Division)

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN OF ARCHITECT PAPPAGEORGE HAYMES, LTD.

The Lien Claimant, Pappageorge Haymes, Ltd. d/b/a Pappageorge Haymes Partners, an Illinois corporation ("Claimant") with an office located at 640 North LaSalle Street, Chicago, County of Cook, State of Illinois, hereby files its original contractor's claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interests of: **All condominium unit owners of record ("Unit Owners") of the 1100 Lake Shore Drive Condominium Association, an Illinois not-for-profit corporation (the "Association"), individually and as representative of each of the Unit Owners (collectively ("Owners); All mortgagees of record (the "Mortgagees")** and any other person(s) claiming an interest in the Real Estate (including all land and improvements thereon and any leases, leasehold interest surface, subsurface, and other rights) (as more fully described below), by, through, or under Owner.

Claimant claims a mechanics' lien under the Mechanic's Liens Act of the State of Illinois, and states that:

1. At all relevant times, Owners were the record owner of interest(s) as fee simple owners of the land and condominium units of the Real Estate commonly known as 1100 North Lake Shore Drive, Chicago, Illinois and legally described as follows:

ALL UNITS IN THE 1100 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 5, TOGETHER WITH THE ACCRETION THERETO, AND PART OF LOT 4 IN THE SUBDIVISION OF THE SOUTH ½ OF LOT 11 AND THE EAST PART OF LOT 12 IN THE BLOCK 2 IN THE CANAL TRUSTEE'S SUBDIVISION, TOGETHER WITH PARTS OF LOTS 33 AND 34 IN HEALY'S SUBDIVISION OF LOT 1 AND THE NORTH ½ OF LOT 11 AND PART OF LOT 10 IN BLOCK 2 IN THE CANAL TRUSTEE'S SUBDIVISION, ALL IN THE FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25274945,

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TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Street Address: 1100 North Lake Shore Drive, Chicago, Illinois

P.I.N.S: 17-03-201-076-1001 thru 17-03-201-076-1077, inclusive.

2. On March 29, 2019, the Claimant made a written contract with the Association, as agent for the Unit Owners, to provide architectural design and engineering services for a riser replacement project including seven (7) vertical risers, horizontal plumbing components and associated equipment from the basement to the 41st floor ("Claimant's Work") of the aforementioned described Real Estate for the original contract amount of \$172,600.00 (the "Contract").

3. The Contract was entered into by the Association, and Claimant's Work was performed with the knowledge and consent of the Unit Owners.

4. In the alternative, the Unit Owners authorized the Association to enter into the Contract.

5. In the alternative, the Unit Owners knowingly permitted the Association to enter into the Contract for Claimant's Work.

6. The Claimant furnished Claimant's Work for the improvement of the Real Estate pursuant to said Contract in the amount of \$172,600.00, plus \$12,000.00 in additional services and \$592.53 in reimbursable expenses, totaling \$185,192.53.

7. On **October 26, 2020**, the Claimant performed the last of Claimant's Work for which this mechanics lien is claimed and that Claimant fully performed Claimant's Work.

8. As of the date hereof, Claimant has been paid \$123,469.16 for Claimant's Work, including reimbursable expenses, and after allowing all credits and exclusive of Contractual Interest, there is presently due and owing to Claimant, the principal sum of **Sixty One Thousand Seven Hundred Twenty Three and 37/100 Dollars (\$61,723.37)** ("Total Amount Owing").

9. Claimant claims a mechanics lien against the Real Estate in the principal amount of **Sixty One Thousand Seven Hundred Twenty Three and 37/100 Dollars (\$61,723.37)** ("Lienable Principal Amount") plus interest at the statutory rate of ten percent (10%) per annum as set forth in the Illinois Mechanics Lien Act on amounts due from time to time.

10. Claimant hereby revokes any waiver of rights given in advance of payment for which Claimant did not receive payment.

11. Claimant reserves all of Claimant's rights to the Total Amount Owing.

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12. In the event Claimant is required to allocate or apportion its claim of Sixty One Thousand Seven Hundred Twenty Three and 37/100 Dollars (\$61,723.37), Claimant claims a lien against each individual unit in the Real Estate in an amount equal to **Sixty One Thousand Seven Hundred Twenty Three and 37/100 Dollars (\$61,723.37), plus interest, multiplied by the unit's percentage ownership in the common elements, the set forth on Exhibit A** as further defined in the Declaration of Condominium Ownership for 1100 Lake Shore Drive, a condominium for the 1100 Lake Shore Drive Condominium Association recorded with the Cook County Recorder of Deeds as Document number 25274945 on December 10, 1979, as amended on May 12, 1980 and September 21, 1992 against the interests of the Owners, Mortgagees, and other parties in said Real Estate (including all land and improvements thereon and any leases, leasehold interest surface, subsurface, and other rights).

Dated: February 24, 2021

PAPPAGEORGE HAYMES, LTD. d/b/a
Pappageorge Haymes Partners, an Illinois
corporation

By: [Signature]
Name: David A. Haymes
Its: Vice President

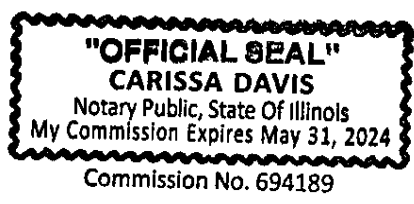
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The affiant, David Haymes, being first and duly sworn, deposes and states that he is a duly authorized agent of Claimant and is authorized as agent to execute this Original Contractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true and correct.

By: [Signature]
David A. Haymes

Subscribed and sworn to before me [~~strike if not applicable: remotely in accordance with Executive Order 2020-14~~] this 24th day of February 2021.

[Signature]
Notary Public



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EXHIBIT A

<u>P.I.N.</u>	<u>Unit</u>	<u>Percentage Ownership Interest</u>
17-03-201-076-1001	3A	1.145
17-03-201-076-1002	3B	1.145
17-03-201-076-1003	3C	1.431
17-03-201-076-1004	4B	1.159
17-03-201-076-1005	5A	1.172
17-03-201-076-1006	5B	1.172
17-03-201-076-1007	5C	1.073
17-03-201-076-1008	6B	1.167
17-03-201-076-1009	7A	1.202
17-03-201-076-1010	7B	1.202
17-03-201-076-1011	7C	1.087
17-03-201-076-1012	8B	1.216
17-03-201-076-1013	9A	1.331
17-03-201-076-1014	9B	1.231
17-03-201-076-1015	9C	1.102
17-03-201-076-1016	10B	1.231
17-03-201-076-1017	11A	1.245
17-03-201-076-1018	11B	1.245
17-03-201-076-1019	11C	1.116
17-03-201-076-1020	12B	1.245
17-03-201-076-1021	13A	1.259
17-03-201-076-1022	13B	1.259
17-03-201-076-1023	13C	1.170
17-03-201-076-1024	14B	1.259
17-03-201-076-1025	15A	1.273
17-03-201-076-1026	15B	1.273
17-03-201-076-1027	15C	1.145
17-03-201-076-1028	16B	1.273
17-03-201-076-1029	17A	1.288
17-03-201-076-1030	17B	1.288
17-03-201-076-1031	17C	1.159
17-03-201-076-1032	18B	1.288
17-03-201-076-1033	19A	1.302
17-03-201-076-1034	19B	1.302
17-03-201-076-1035	19C	1.188
17-03-201-076-1036	20B	1.302
17-03-201-076-1037	21A	1.316

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Cont'd.		
		Percentage
<u>P.I.N.</u>	<u>Unit</u>	<u>Ownership Interest</u>
17-03-201-076-1038	21B	1.316
17-03-201-076-1039	21C	1.231
17-03-201-076-1040	22B	1.316
17-03-201-076-1042	23B	1.331
17-03-201-076-1043	23C	1.273
17-03-201-076-1045	25A	1.345
17-03-201-076-1046	25B	1.345
17-03-201-076-1047	25C	1.302
17-03-201-076-1048	26B	1.345
17-03-201-076-1049	27A	1.359
17-03-201-076-1050	27B	1.359
17-03-201-076-1051	27C	1.331
17-03-201-076-1052	28B	1.359
17-03-201-076-1053	29A	1.374
17-03-201-076-1054	29B	1.374
17-03-201-076-1055	29C	1.359
17-03-201-076-1056	30B	1.374
17-03-201-076-1057	31A	0.738
17-03-201-076-1058	31B	1.402
17-03-201-076-1059	31C	1.388
17-03-201-076-1060	32B	2.066
17-03-201-076-1061	33A	1.445
17-03-201-076-1062	33B	1.417
17-03-201-076-1063	33C	1.402
17-03-201-076-1064	34B	1.445
17-03-201-076-1065	35A	1.485
17-03-201-076-1066	35B	1.459
17-03-201-076-1067	35C	1.445
17-03-201-076-1068	36B	1.474
17-03-201-076-1069	37A	1.531
17-03-201-076-1070	37B	1.488
17-03-201-076-1071	37C	1.488
17-03-201-076-1072	38B	1.502
17-03-201-076-1073	39A	1.603
17-03-201-076-1074	39B	1.517
17-03-201-076-1075	39C	1.603
17-03-201-076-1076	40B	1.603
17-03-201-076-1077	23A	2.662