

# UNOFFICIAL COPY

Doc#. 2105606108 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/25/2021 09:34 AM Pg: 1 of 4

STATE OF ILLINOIS    )  
  )ss  
COUNTY OF COOK     )

## CONTRACTOR'S CLAIM FOR AND NOTICE OF MECHANICS' LIEN

The undersigned lien claimant, The Stone Group, Inc. ("Claimant" or "Lien Claimant"), an Illinois corporation having its principal place of business at 228 North Washtenaw, Chicago, IL, 60612, County of Cook, State of Illinois, hereby files and claims a mechanics' lien pursuant to 770 ILCS 60/1 et. seq. on the below-described premises against 700 North Michigan Avenue, LLC (hereinafter "Owner") and Grubb & Ellis Company (hereinafter "Agent") for the property located at 700 N. Michigan Avenue, Chicago, IL, and any other interested persons and states:

1. That, on information and belief, on or about January 1, 2020 and through the present, Owner owned, and still owns, the following described land (hereinafter "Premises" and/or the "Real Estate") in the County of Cook, State of Illinois to wit:

Permanent Real Estate Index Numbers: 17-10-105-013-0000; 17-10-105-015-0000;  
17-10-105-016-0000

Legal Description: See Attached.

Address: 700 North Michigan Avenue, Chicago, IL 60611

2. That on or about August 13, 2020, the Claimant entered into an agreement (the "Contract") with the Agent and Owner, to provide various building materials, equipment, and labor, and construction services to the Agent and Owner for improvements, construction, alterations and/or additions to and for the benefit of the Premises, and to be erected on the Premises and to benefit the Premises.

3. That the Lien Claimant has fully performed all work required under the Contract, the Owner authorized the Agent to enter into the Contract and/or knowingly permitted the Agent to enter into the Contract for the improvement of the Real Estate. The Owner, directly, and/or through its agent, permitted the Lien Claimant access to the premises to perform the work necessary to fully complete the Contract.

4. Claimant last performed work under the Contract on or about September 17, 2020. The Agent and Owner have breached the Contract by failing to pay the Lien Claimant for money justly due Lien Claimant under the contract when the same should have been paid.

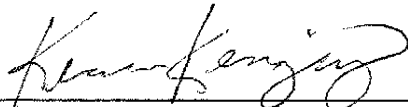
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5. That the Lien Claimant is entitled to Charges in the sum of \$30,404.74 pursuant to the terms of the Contract plus statutory interest, attorneys' fees and costs.

6. That the balance due and owing to the Lien Claimant after applying all just credits and payments to the Owner is the sum of \$30,404.74, with interest, for which the LIEN CLAIMANT CLAIMS A LIEN ON SAID PREMISES, LAND, AND IMPROVEMENTS, and to monies or other consideration due or to become due payable to Owner.

THE STONE GROUP, INC.

By: \_\_\_\_\_



Kevin Kenzinger, President

**This document was prepared by,  
And after recording should be returned to,  
John J. Conway, Esq. of  
Sullivan, Hincks & Conway  
120 West 22<sup>nd</sup> Street, Suite 100  
Oak Brook, IL 60523  
(630) 573-5021**



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## Legal Description

### PARCEL ONE

LOT 1 IN CHICAGO PLACE RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.0 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL TWO

LOTS 3 AND 4 (EXCEPTING ALL IMPROVEMENTS FROM SAID LOTS AS CONVEYED IN THE DEED FROM CHICAGO PLACE PARTNERSHIP TO BCED-ILLINOIS RESOURCES INC. RECORDED AS DOCUMENT 90 512 154; IN THE DEED FROM BCED-ILLINOIS RESOURCES INC. TO POST AND POWELL CORPORATION RECORDED AS DOCUMENT 90 512 155; IN THE DEED FROM POST AND POWELL CORPORATION TO SAKS AND COMPANY RECORDED AS DOCUMENT NUMBER 90 512 156; AND IN THE DEED FROM SAKS AND COMPANY TO WIN MERGER, INC. RECORDED AS DOCUMENT NUMBER 91 001 574) IN CHICAGO PLACE RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLOCK 46 (EXCEPT THE EAST 75.0 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL THREE

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS ONE AND TWO AS SET FORTH IN ARTICLE III OF THE EASEMENT AND OPERATING AGREEMENT RECORDED OCTOBER 5, 1990 AS DOCUMENT NUMBER 90487310 MADE BY AND BETWEEN CHICAGO PLACE PARTNERSHIP, AN ILLINOIS CORPORATION, LASALLE NATIONAL TRUST, N.A., SUCCESSOR TO LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 1, 1986 AND KNOWN AS TRUST NUMBER 111297, 700 MICHIGAN TOWER PARTNERSHIP, AN ILLINOIS PARTNERSHIP, SAKS & COMPANY, A NEW YORK CORPORATION AND POST AND POWELL CORPORATION, A CALIFORNIA CORPORATION.

Permanent Real Estate Index Numbers: 17-10-105-013-0000; 17-10-106-015-0000;  
17-10-105-016-0000.

Commonly known as: 700 N. Michigan Avenue, Chicago, Illinois 60611