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RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 09:59 AM PG: 1 OF 4

**GENERAL CONTRACTOR'S
CLAIM FOR MECHANICS LIEN**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK _____)

CUBED CONSTRUCTION, INC. ("CLAIMANT")

Re: 354-58 W. Dickens / 2103-11 N.
Sedgwick, Chicago, Illinois 60614
("PREMISES")

v.

SOUTHPORT AVENUE PROPERTIES, LLC SERIES (136) – 354 W. DICKENS, CHICAGO ILLINOIS
("OWNER")

JPMORGAN CHASE BANK, N.A. ("LENDER")

CLAIMANT, an Illinois corporation, located at 357 W. Chicago Ave., Chicago, Illinois 60654, hereby files its Claim for Lien against OWNER of 3080 N. Lincoln Ave., Chicago, Illinois 60657, and LENDER of P.O. Box 9178, Coppell Texas 75109-9178, and any persons claiming to be interested in the PREMISES, and states:

1. On April 7, 2021 prior thereto and subsequently, OWNERS owned fee simple title to the PREMISES located in Cook County, Illinois, the legal description of which is:

See Exhibit A attached hereto and incorporated herein.

PIN No(s): 14-33-205-059-0000; 13-33-205-060-0000; 14-33-205-061-0000

Common address: 354-358 W. Dickens Ave., Chicago, Illinois 60614 and
2103-2111 N. Sedgwick St., Chicago, Illinois 60614

2. OWNER made a written contract with CLAIMANT on or about December 5, 2019 whereby CLAIMANT was to provide and/or supply labor, material, tools and equipment for concrete demolition and pouring; masonry work; metal work; provision of woods, plastics, and composites; openings (i.e., doors and windows); finishing work (including but not limited to framing, insulation, drywalling and flooring); specialties (including but not limited to installation of shelving, shower door and other bathroom accessories, blinds and mirrors); plumbing installation, HVAC installation, electrical work; carpeting and tiling; and, further provided site supervision on the PREMISES; thereafter CLAIMANT completed all of its obligations pursuant to said contract on or about April 7, 2021 for the value of the original contract amount of \$2,607,978.70 plus the value of extras in the amount of \$127,675.50.

3. To date, despite due demand for payment, CLAIMANT remains unpaid for said work and after all due credits in the amount of \$2,403,094.90, the amount left due, unpaid and owing to CLAIMANT is \$332,541.30, for which amount, plus interest and collection costs, including reasonable attorney's fees, CLAIMANT claims a lien on the PREMISES and improvements thereon, and on any monies due or to become due to CONTRACTOR or any other party from OWNER for said project.

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EXHIBIT A

Legal Description

PIN No(s): 14-33-205-059-0000; 13-33-205-060-0000; 14-33-205-061-0000

Common address: 354-358 W. Dickens Ave., Chicago, Illinois 60614 and
2103-2111 N. Sedgwick St., Chicago, Illinois 60614

Situated in Cook County, Illinois:

PARCEL 1:

THAT PART OF LOTS 33 AND 34 (TAKEN AS ONE TRACT), DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 34 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 34 AFORESAID, A DISTANCE OF 30.48 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 9.83 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 4.05 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 10.28 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO, A DISTANCE OF 6.70 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 7.45 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 3.15 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 3.93 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO, A DISTANCE OF 3.15 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 4.55 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 6.67 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 2.05 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 1.50 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 5.05 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO, A DISTANCE OF 1.67 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 4.98 FEET TO THE EAST LINE OF LOT 33 AFORESAID; THENCE SOUTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 34.67 FEET TO THE SOUTHEAST CORNER OF LOT 33 AFORESAID; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 33 AND 34, A DISTANCE OF 48.12 FEET TO THE POINT OF BEGINNING, ALL IN SAMUEL B. CHASE'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF SOUTHEAST 1/4 AND EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 32, 33 AND 34 (TAKEN AS ONE TRACT), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 34 AFORESAID, A DISTANCE OF 30.48 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 9.83 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 4.05 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 10.28 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO, A DISTANCE OF 6.70 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 7.45 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 3.15 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 3.93 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO, A DISTANCE OF 3.15 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 4.55 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 6.67 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 2.05 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 1.50 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 5.05 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO, A DISTANCE OF 1.67 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 4.98 FEET TO THE EAST LINE OF LOT 33 AFORESAID; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 14.79 FEET; THENCE WEST AT RIGHT ANGLES

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THERETO, A DISTANCE OF 1.0 FEET; THENCE NORTH AT RIGHT ANGLES THERETO, A DISTANCE OF 9.45 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 25.06 FEET TO THE EAST LINE OF LOT 32 AFORESAID; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 60.72 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF LOTS 32, 33 AND 34 AFORESAID, A DISTANCE OF 72.18 FEET TO THE NORTHWEST CORNER OF LOT 34 AFORESAID; THENCE SOUTH ALONG THE WEST LINE THEREOF, A DISTANCE OF 89.36 FEET TO THE POINT OF BEGINNING, ALL IN SAMUEL B. CHASE'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF NORTH 1/2 AND THE NORTH 1/2 OF SOUTHEAST 1/4 AND EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 32 AND 33 (TAKEN AS ONE TRACT), DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOTS 32 AFORESAID; THENCE NORTH ALONG THE WEST LINE OF LOT 32 AFORESAID, A DISTANCE OF 49.46 FEET; THENCE WEST AT RIGHT ANGLES THERETO, FOR A DISTANCE OF 1.0 FOOT; THENCE NORTH AT RIGHT ANGLES THERETO, FOR A DISTANCE OF 9.45 FEET; THENCE EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 25.06 FEET TO THE EAST LINE OF LOT 32 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 59.10 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 32 AFORESAID, A DISTANCE OF 24.06 FEET TO THE POINT OF BEGINNING, ALL IN SAMUEL B. CHASE'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

County Clerk's Office