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SUBCONTRACTOR'S
CLAIM FOR MECHANICS LIEN
PURSUANT TO 770 ILCS 60/1 et. seq.



Doc# 2123822036 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2021 10:48 AM PG: 1 OF 5

The claimant, Kinsale Contracting Group, Inc., ("Claimant"), with an address of 648 Blackhawk Drive, Westmont, Illinois, 60559, hereby files its Subcontractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described), improvements, material and on all funds held in connection with the improvements constructed on the Real Estate and against The University of Chicago, as owner of the land and Ground Lessor ("Ground Lessor"), and Millennium on LaSalle LLC, as owner of the improvements and Ground Lessee ("Ground Lessee") (Ground Lessor and Ground Lessee are collectively the "Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. On information and belief, on or about August 20, 2015, and subsequent thereto, Ground Lessor owned fee simple title to the land and Ground Lessee owned fee simple title to all improvements thereon, in Cook County, Illinois, commonly known as 29 S. LaSalle St., Chicago, Illinois (the "Real Estate"), and legally described as follows:

SEE LEGAL DESCRIPTION OF FEE AND GROUND LEASE DESCRIPTION ATTACHED HERETO AS EXHIBIT A

The Permanent Real Estate Tax Number is: 17-16-204-033-0000

2. On information and belief, on or before August 20, 2015, Ground Lessor and Ground Lessee entered into a ground lease for the Real Estate.

3. On information and belief, on or about August 20, 2015, Ground Lessee, with the knowledge and/or consent of Ground Lessor, entered into an agreement with Momentum Construction, LLC, the general contractor ("General Contractor") for general contracting services to perform certain labor and furnish certain material for construction at the Real Estate ("Project").

4. On or about August 18, 2016, General Contractor and Claimant entered an agreement (which was dated July 2016) pursuant to which Claimant was to provide all necessary labor, materials, equipment, skills, services, supervision and appurtenances necessary to complete Demolition and Abatement work for the Project and pursuant to change orders, provided additional asbestos abatement services (collectively the "Contract").

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5. The Contract was entered into by the General Contractor and the labor, material, services and equipment were supplied by Claimant with the knowledge and consent of Owner. Alternatively, the Owner specifically authorized General Contractor to enter into contracts to provide labor, material, services and equipment for improvement of the Real Estate. Alternatively, Owner knowingly permitted General Contractor to enter into contracts for the purchase of labor, material, services and equipment for the improvement of the Real Estate.

6. On April 30, 2021, Claimant last performed work for the Project and the Real Estate which was incorporated or would be incorporated into the Real Estate.

7. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments, the balance of Two Hundred Eighteen Thousand One Hundred Fifty Six and 39/100 Dollars (\$218,156.39) for which, with interest, Claimant claims a lien on the Real Estate, including the Ground Lease and underlying fee, improvements, material and on the monies or other consideration due or to become due from Ground Lessee to General Contractor under the contract between Ground Lessee and General Contractor. Alternatively, Claimant claims a lien to the extent and in the amount of the greater that Claimant appears as unpaid on the General Contractor's sworn statement or to the extent that Owner has actual knowledge that Claimant remains unpaid.

8. Wherefore, Claimant possessing the right by Illinois Statute to a Mechanics Lien in the amount of Two Hundred Eighteen Thousand One Hundred Fifty Six and 39/100 Dollars (\$218,156.39), with interest, on and against the Real Estate, including the Ground Lease and underlying fee, improvements, material and the monies or other consideration due or to become due from Ground Lessee to the General Contractor under the Ground Lessee's contract with the General Contractor, files its Subcontractor's Claim for Mechanics Lien in the Office of the Cook County Clerk, Cook County.

TO THE EXTENT ALLOWED BY LAW, ANY AND ALL WAIVERS OF LIEN PREVIOUSLY PROVIDED BY CLAIMANT, IF ANY, IN ORDER TO INDUCE PAYMENT NOT YET RECEIVED ARE HEREBY REVOKED. DO NOT PAY THE GENERAL CONTRACTOR DIRECTLY. CLAIMANT'S ACCEPTANCE OF PART, BUT NOT ALL, OF THE AMOUNT CLAIMED DUE AND OWING SHALL NOT INVALIDATE THIS NOTICE.

Dated: August 25, 2021.

Kinsale Contracting Group, Inc.

By 
Robert Duermit, President

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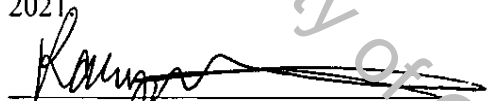
STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, Robert Duermit, being first duly sworn on oath, depose and state that I am the President of Kinsale Contracting Group, Inc., that I am authorized to execute this Subcontractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.



Robert Duermit

Subscribed and sworn to before
me this 25th day of August,
2021.



Notary Public



THIS DOCUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED TO:

Timothy R. Rabel
QUERREY & HARROW, LTD.
120 N. LaSalle St., Ste. 2600
Chicago, IL 60602
(312) 540-7000

Document#: 2433004

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: OWNERSHIP OF THE IMPROVEMENTS LOCATED ON THE LAND DESCRIBED BELOW:

PARCEL 2: THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: THE UNIVERSITY OF CHICAGO, A NOT FOR PROFIT CORPORATION OF ILLINOIS, AS LESSOR, AND 29/39 SOUTH LASALLE HOLDINGS, L.L.C., A DELAWARE CORPORATION, AS LESSEE, DATED JULY 8, 2004, AN AMENDED AND RESTATED MEMORANDUM OF LEASE WAS RECORDED JULY 8, 2004 AS DOCUMENT 0419027073; A SECOND AMENDED AND RESTATED GROUND LEASE WAS EXECUTED BETWEEN THE UNIVERSITY OF CHICAGO AND ROC II IL LASALLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND AN AMENDED MEMORANDUM OF GROUND LEASE WAS RECORDED JANUARY 10, 2014 AS DOCUMENT NO. 1401022119; AND A GROUND LEASE ASSIGNMENT WAS RECORDED JANUARY 28, 2015 AS DOCUMENT NO. 1502818036, AS AFFECTED BY THE CONSENT, ESTOPPEL AND AGREEMENT OF GROUND LESSOR, GROUND LEASE AND LEASEHOLD MORTGAGEE DATED AS OF JUNE 14, 2016 AND RECORDED JUNE 15, 2016 AS DOCUMENT NO. 1616716070, WHICH DEMISES THE FOLLOWING DESCRIBED LAND AND OTHER PROPERTY FOR A TERM OF YEARS BEGINNING JULY 1, 1962 AND JULY 8, 2004 AND ENDING JULY 7, 2103.

LOTS 29, 30, 31 AND 32 IN ASSESSOR'S DIVISION OF BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 FOR ACCESS, STORM WATER RUNOFF, GARBAGE RECEPTACLE STORAGE, CONSTRUCTION ACTIVITIES, EXISTING ENCROACHMENTS, UNDERGROUND UTILITY ACTIVITIES AS DEFINED THEREIN, MOVING ACTIVITIES, UNICOM FACILITIES, USE OF CONCRETE PADS, ACCESS TO UNDERGROUND VAULTS AND FOR LIGHT AND AIR, ALL AS CREATED AND DEFINED IN SECTIONS 3.1 AND 3.6 OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 29-39 SOUTH LASALLE STREET, DATED AS JANUARY 9, 2014 AND RECORDED JANUARY 10, 2014 AS DOCUMENT NO. 1401022118, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AS OF JANUARY 27, 2015 AND RECORDED JANUARY 28, 2015 AS DOCUMENT NO. 1502818035, EXECUTED BY THE UNIVERSITY OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT- CORPORATION, KHP III 39 CHICAGO LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ROC II IL LASALLE, LLC, A

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DELAWARE LIMITED LIABILITY COMPANY, OVER AND ACROSS THE VACATED PUBLIC ALLEY DESCRIBED AS "THE ALLEY" IN EXHIBIT A TO SAID FIRST AMENDMENT.

CKA: 29 S. LaSalle Street, Chicago, IL 60603
Tax No: 17-16-204-033

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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