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Doc#: 2225806349 Fee: \$56.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2022 12:45 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R
900-950 CHURCH STREET PROPERTY
LLC
C/O LP AGENTS, LLC
2 NORTH LASALLE STREET, SUITE
1300
CHICAGO, IL 60602

VIA CERTIFIED MAIL R/R
NORTHWESTERN MEMORIAL
HOSPITAL
PO BOX 13776
PHILADELPHIA, PA 19101

VIA CERTIFIED MAIL R/R
C/O DANA K. PROUSIS
211 EAST ONTARIO STREET, SUITE
1800
CHICAGO, IL 60611

VIA CERTIFIED MAIL R/R
NORTHWESTERN MEMORIAL
HOSPITAL
C/O DANA K. PROUSIS
211 EAST ONTARIO STREET, SUITE
1800
CHICAGO, IL 60611

VIA CERTIFIED MAIL R/R
WESTSIDE MECHANICAL GROUP, INC.
2007 CORPORATE LANE
NAPERVILLE, IL 60563

VIA CERTIFIED MAIL R/R
WESTSIDE MECHANICAL GROUP, INC.
C/O WILLIAM J. STROMS
1755 SOUTH NAPERVILLE ROAD,
SUITE 200
WHEATON, IL 60189

THE CLAIMANT, JOHNSON CONTROLS, INC. located at 5757 N. GREEN BAY AVENUE , MILWAUKEE, WI 53209, a subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **900-950 CHURCH STREET PROPERTY LLC** (owner / interested party), **and/or NORTHWESTERN MEMORIAL HOSPITAL** (tenant/interested party), **and/or NORTHWESTERN MEMORIAL HEALTHCARE**(tenant/interested party), (collectively the

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“Owners”), **WESTSIDE MECHANICAL GROUP, INC.** (contractor), and any other person claiming an interest in the real estate more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner(s)** owned the following described land in the County of COOK, State of Illinois, to wit:

PARCELS: See Exhibit A

P.I.N.s.: 11-18-117-009-0000

which property is commonly known as NMH - SPORTS MEDICINE & IMAGING EVANSTON 1704 AKA 1701 MAPLE AVENUE , EVANSTON, IL 60201.

2. On information and belief, said **Owner(s)** contracted with **WESTSIDE MECHANICAL GROUP, INC.** for certain improvements to said premises.
3. Subsequent thereto, **WESTSIDE MECHANICAL GROUP, INC.** entered into a subcontract with the Claimant to furnish **MATERIALS AND LABOR (LIFE SAFETY)** to said premises.
4. The Claimant completed its work under its subcontract on 07/23/2022, which entailed the delivery of said **MATERIALS AND LABOR**.
5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **TWENTY THREE THOUSAND, EIGHT HUNDRED FIFTY DOLLARS (\$23,850.00)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
6. Claimant claims a lien on the real estate and against the interest of the **Owner(s)**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owner(s)** under said contract against said contractor, in the amount of **TWENTY THREE THOUSAND, EIGHT HUNDRED FIFTY DOLLARS (\$23,850.00)**, plus interest.

Dated: 9/2/2022

JOHNSON CONTROLS, INC.

By: Sandy Hagemann
MS. SANDY HAGEMANN, CREDIT ANALYST

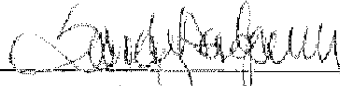
This notice was prepared by and
after recording should be mailed to:
MS. SANDY HAGEMANN
JOHNSON CONTROLS, INC.
c/o P. O. Box 241566
Cleveland, OH 44124

Reference: N400737

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VERIFICATION

The undersigned, MS. SANDY HAGEMANN - CREDIT ANALYST, being first duly sworn, on oath deposes and states that s/he is an authorized representative of JOHNSON CONTROLS, INC., that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanic's Lien and that the statements therein are true and correct.

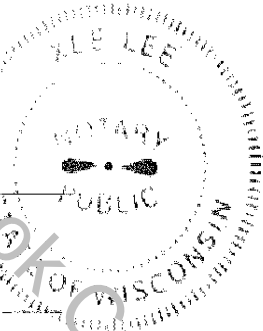


MS. SANDY HAGEMANN, CREDIT ANALYST

SUBSCRIBED AND SWORN to
Before me this 2 day of
September 2022

Notary Public

My commission expires: 08/02/2025



Ref. N400737

Property of Cook County Clerk's Office

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Exhibit "A"
to
Special Warranty Deed

THE PROPERTY

FEE PARCEL 1:

LOT 1 IN CHURCH MAPLE SECOND RESUBDIVISION, BEING RESUBDIVISION OF PART OF CHURCH MAPLE RESUBDIVISION RECORDED JUNE 2, 1999 AS DOCUMENT NO. 99528041 AND ALSO PART OF CHURCH MAPLE FIRST RESUBDIVISION RECORDED OCTOBER 2, 2000 AS DOCUMENT 00766687, BEING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2001 AS DOCUMENT 0010548875, ALL IN COOK COUNTY ILLINOIS.

EASEMENT PARCEL 2:

EASEMENTS FOR THE BENEFIT OF THAT PART OF PARCEL 1 FALLING WITHIN LOT 1 IN FINAL PLAT OF CHURCH MAPLE FIRST RESUBDIVISION RECORDED OCTOBER 2, 2000 AS DOCUMENT 00766687 IN COOK COUNTY, ILLINOIS AS DESCRIBED IN THE MINI-ANCHOR PARCEL EASEMENT AGREEMENT DATED OCTOBER 12, 2000 RECORDED OCTOBER 27, 2000 AS DOCUMENT 00847577 AND ADDENDUM TO MINI-ANCHOR PARCEL EASEMENT AGREEMENT DATED AUGUST 13, 2002 AND RECORDED AUGUST 27, 2002 AS DOCUMENT 0020941059 MADE BY AND BETWEEN THE CITY OF EVANSTON AND CHURCH STREET PLAZA, LLC AN ILLINOIS LIMITED LIABILITY COMPANY OVER THE FOLLOWING DESCRIBED LAND:

LOT 2 IN FINAL PLAT OF CHURCH MAPLE FIRST RESUBDIVISION RECORDED OCTOBER 2, 2000 AS DOCUMENT 00766687, BEING A RESUBDIVISION OF LOT 2 IN CHURCH MAPLE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF DEMPSTER'S SUBDIVISION OF BLOCK 66 OF THE VILLAGE OF EVANSTON, COOK COUNTY, ILLINOIS; PART OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY (FORMERLY CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD RIGHT OF WAY); PART OF BLOCK 18 IN THE VILLAGE OF EVANSTON; ALL OF BLOCKS 2 AND 3 IN CIRCUIT COURT SUBDIVISION IN PARTITION OF LOT 22 IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS; AND PART OF VACATED CLARK STREET AND EAST RAILROAD AVENUE BEING IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF EVANSTON, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1999 AS DOCUMENT 99528041, ALL IN COOK COUNTY, ILLINOIS, DEFINED AS THE "CITY PROPERTY" FOR THE FOLLOWING PURPOSES:

(A) FOR THE CONSTRUCTION, INSTALLATION, USE, INSPECTION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF THE MINI-ANCHOR IMPROVEMENTS IN THE AIR SPACE ABOVE THE "CITY PROPERTY".

(B) FOR THE CONSTRUCTION, INSTALLATION, INSPECTION, REPAIR, REPLACEMENT AND OPERATION OF PEDESTRIAN AND VEHICULAR ACCESS WAYS AND PARKING AREAS AND LOADING DOCKS UPON THE "CITY PROPERTY".

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(C) FOR THE USE OF PEDESTRIAN AND VEHICULAR ACCESS WAYS AND PARKING AREAS AND LOADING DOCKS LOCATED FROM TIME TO TIME ON THE "CITY PROPERTY".

(D) FOR USE OF THE "CITY PROPERTY" FOR THE CONSTRUCTION, USE, INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF FOOTINGS, FOUNDATIONS AND COLUMNS SUPPORTING THE MINI-ANCHOR IMPROVEMENTS CONSTRUCTED WITHIN THE AIR SPACE PARCEL.

(E) FOR ENTRY UPON, ABOVE AND BELOW AND FOR INGRESS AND EGRESS THROUGH THE "CITY PROPERTY" WITH MEN, MATERIALS AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, INSPECTION, TESTING, REPAIR AND REPLACEMENT OF THE MINI-ANCHOR IMPROVEMENTS WITHIN THE AIR SPACE PARCEL, THE FOOTINGS, FOUNDATIONS AND COLUMNS LOCATED WITHIN THE "CITY PROPERTY" WHICH PROVIDE STRUCTURAL SUPPORT FOR THE MINI-ANCHOR IMPROVEMENTS, THE PEDESTRIAN AND VEHICULAR ACCESS WAYS LOCATED UPON THE "CITY PROPERTY" AND THE PARKING AREAS LOCATED UPON THE "CITY PROPERTY".

(F) FOR THE CONSTRUCTION, INSTALLATION, USE, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF PAVING, PAVERS, CURBS, GUTTERS, LIGHTING, STORM WATER CATCH BASIN FACILITIES, UNDERGROUND PIPES AND OTHER SIMILAR OR RELATED FACILITIES NECESSARY FOR DRAINAGE OF STORM WATER AS NECESSARY TO EFFECTUATE THE INTENT OF THE AFOREMENTIONED EASEMENTS.

EASEMENT PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE EASEMENT AND OPERATING AGREEMENT DATED AUGUST 20, 2001 AND RECORDED AUGUST 23, 2001 AS DOCUMENT 0010778595 MADE BY OPTIMA MAPLE EVANSTON LIMITED PARTNERSHIP, AN ILLINOIS LIMITED PARTNERSHIP AND CHURCH STREET PLAZA, LLC OVER THE LAND DESCRIBED THEREIN.