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MECHANIC'S LIEN:
CLAIM

Doc#: 2225839034 Fee: \$57.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2022 06:35 AM Pg: 1 of 6

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

FRONTRUNNER SYSTEMS, INC.

CLAIMANT

-VS-

Wanxiang Sterling Stetson Owner, LLC
Wilmington Trust, National Association, as Trustee for the Registered Holders of the COMM 2015-CCRE26 Mortgage Trust Commercial Mortgage Pass-Through Certificates and on behalf of any related Serviced Companion Loan Noteholders
VPC Prudential Pizza, LLC
41 NORTH CONTRACTORS, LLC

DEFENDANT(S)

The claimant, **FRONTRUNNER SYSTEMS, INC.** of Bolingbrook, IL 60440-4904 County of Will, hereby files a claim for lien against **41 NORTH CONTRACTORS, LLC**, contractor of 4906 Main Street, Suite 102, Lisle, IL and **Wanxiang Sterling Stetson Owner, LLC** Chicago, IL 60606 {hereinafter referred to as "owner(s)"} and **Wilmington Trust, National Association, as Trustee for the Registered Holders of the COMM 2015-CCRE26 Mortgage Trust Commercial Mortgage Pass-Through Certificates and on behalf of any related Serviced Companion Loan Noteholders** Charlotte, NC 28202 {hereinafter referred to as "lender(s)"} and **VPC Prudential Pizza, LLC (Party In Interest)** Chicago, IL 60611 and any persons claiming an interest in the premises herein and states:

That on **3/18/2022**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Giordano's Pizza 130 E. Randolph Street Chicago, IL 60601**

A/K/A: **See attached legal description Exhibit "A"**

A/K/A: **Tax# 17-10-313-003; 17-10-313-005**

and **41 NORTH CONTRACTORS, LLC** was the owner's contractor, or in the alternative, Party in Interest's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **3/18/2022**, said contractor made a subcontract with the claimant to provide labor and material to provide, aluminum and glass for exterior/interior canopy and fabrication and installation of materials supplied for and in said improvement, and that on or about **7/27/2022** the claimant last performed under said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$169,000.00
Change Orders/Extras	\$-27,764.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$41,092.20
Total Balance Due	\$100,143.80

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **One Hundred Thousand One Hundred Forty Three Dollars and 80/100 (\$100,143.80) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on August 30, 2022.

FRONTRUNNER SYSTEMS, INC.



 Lou Guidarelli President

Prepared By and Mail To:
FRONTRUNNER SYSTEMS, INC.
470 W. North Frontage Road
Bolingbrook, IL 60440-4904

VERIFICATION

State of IL
 County of Will

The affiant, Lou Guidarelli, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true.

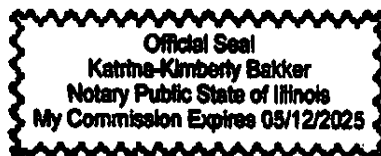


 Lou Guidarelli President

Subscribed and sworn before me this August 30, 2022.



 Notary Public's Signature



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EXHIBIT A

Property Description

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

LOTS 1D AND 2D; LOTS 1E AND 2E (EXCEPT THE EAST 4 FEET THEREOF); THE EAST 10.12 FEET OF LOT 1L AND THE EAST 10.12 FEET OF LOT 2L; LOTS 4L AND 5L; LOTS 7L AND 8L (EXCEPT THE EAST 4 FEET THEREOF) ALL IN THE PLAT OF MID-AMERICA, A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LAND ADJACENT THERETO, AND SHOWN AND DESCRIBED ON THE PLAT OF SAID RESUBDIVISION RECORDED AS DOCUMENT 17069914 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1F, 2F, 1G, 2G, AND THE EAST 4 FEET OF LOTS 1E, 2E, 7L AND 8L, ALL IN THE PLAT OF MID-AMERICA, A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND LAND ADJACENT THERETO, AND SHOWN AND DESCRIBED ON THE PLAT OF SAID RESUBDIVISION RECORDED AS DOCUMENT 17069914 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 3F, 3G, 3L, 6L, 9L, K16, K17, K47, K48, K65, K66, K95, K127, K128 TO K143, BOTH INCLUSIVE; LOTS VK1 TO VK32, BOTH INCLUSIVE; LOTS VC1 TO VC32, BOTH INCLUSIVE; LOTS VG1 TO VG6, BOTH INCLUSIVE; LOTS VG10 TO VG13, BOTH INCLUSIVE; LOTS VG17 TO VG19, BOTH INCLUSIVE; LOTS VG24, VB4 TO VB6, BOTH INCLUSIVE; AND LOTS VF1, VU1, AND VW1, AND THAT PART OF LOT 2L, DESCRIBED AS FOLLOWS:

ALL THAT PART OF LOT 2L, WITHIN ONE HORIZONTAL QUADRANGULAR TRUNCATED PRISM (AS DEFINED ON THE PLAT OF SAID RESUBDIVISION), EXTENDING NORTHERLY, THE TOP SURFACE OF WHICH IS IN THE INCLINED PLANE FORMING THE BOTTOM SURFACE OF LOT VF1 AND THE BOTTOM SURFACE IN THE HORIZONTAL PLANE 5 5/10 FEET (5.5 FEET) ABOVE CHICAGO CITY DATUM, SUCH TRUNCATED PRISM BEING BOUNDED ON THE NORTH BY THE VERTICAL PLANE FORMING THE SOUTH FACE OF LOT VC5, ON THE SOUTH BY THE VERTICAL PLANE FORMING THE NORTH FACE OF LOT VC1, AND ON THE EAST AND THE WEST BY THE VERTICAL PLANES RESPECTIVELY 3 33/100 FEET (3.33) EAST AND 1 67/100 FEET (1.67) WEST OF RANGE LINE 1 (AS SHOWN ON THE PLAT OF RESUBDIVISION), EXCEPTING THEREFROM THE FOLLOWING LOT FALLING WHOLLY OR PARTLY WITHIN THE LIMITS DESCRIBED, NAMELY LOT VG5 IN THE PLAT OF MID-AMERICA, AFORESAID;

ALL IN THE PLAT OF MID-AMERICA, AFORESAID.

PARCEL 4:

LOTS 3A, 3B, 1C, 2C, 3C, 3D AND 3E; LOTS B1 TO B63, BOTH INCLUSIVE; LOTS K1 TO K15, BOTH INCLUSIVE; LOTS K18 TO K46, BOTH INCLUSIVE; LOTS K49 TO K64, BOTH INCLUSIVE; LOTS K67 TO K94, BOTH INCLUSIVE; LOTS K96 TO K126, BOTH INCLUSIVE; LOTS C1 TO C47, BOTH INCLUSIVE; LOTS C63 TO C143, BOTH INCLUSIVE; LOTS E1 TO E4, BOTH INCLUSIVE; LOT F1; LOTS G1 TO G60, BOTH INCLUSIVE; LOTS H1 TO H21, BOTH INCLUSIVE; LOT P1; LOTS S1 TO S20, BOTH INCLUSIVE; LOTS U1 AND U2, ALL IN THE PLAT OF MID-AMERICA, AFORESAID.

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PARCEL 5:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 4, AFORESAID AS CREATED BY SUPPLEMENTAL DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY, AN ILLINOIS CORPORATION, TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, A NEW JERSEY CORPORATION, DATED AND RECORDED JANUARY 10, 1958 AS DOCUMENT 17107675 AND AMENDED BY DOCUMENT RECORDED DECEMBER 16, 1970 AS DOCUMENT 21344815, AND FURTHER AMENDED BY DOCUMENT RECORDED MAY 22, 2007 AS DOCUMENT 0714231034 FOR THE INSTALLATION AND MAINTENANCE OF NECESSARY PIPES AND EQUIPMENT FOR THE PURPOSE OF WITHDRAWING FROM THE CHICAGO RIVER AND DISCHARGING INTO SAID RIVER OR INTO SEWERS SUCH AMOUNTS OF WATER AS MAY BE REQUIRED FOR THE OPERATION OF AIR CONDITIONING SYSTEMS IN THE IMPROVEMENT LOCATED ON PARCEL 4 AFORESAID, AND FOR PROVIDING SURFACE DRAINAGE, SEWAGE DISPOSAL, WATER AND SIMILAR UTILITIES FOR THE IMPROVEMENT AND THE VIADUCTS BY CONNECTIONS WITH PRESENT OR FUTURE FACILITIES, SUCH EASEMENT (CALLED THE "PIPE EASEMENT"), BEING IN A STRIP OF LAND DESCRIBED AS FOLLOWS: A STRIP OF LAND IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS, 6 FEET OF EVEN WIDTH, BEING 3 FEET ON EACH SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF PARCEL "C" OF MID-AMERICA, A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION OF PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AT A POINT 17.80 FEET EAST OF THE NORTHWEST CORNER OF SAID PARCEL "C", SAID POINT BEING ALSO A POINT ON THE SOUTH LINE OF PARCEL "L"; THENCE NORTH ALONG A STRAIGHT LINE, A DISTANCE OF 35.52 FEET TO A POINT ON A LINE PARALLEL TO AND 143.06 FEET EAST OF THE EAST LINE OF N. BEAUBIEN COURT; THENCE EAST ALONG A STRAIGHT LINE PERPENDICULAR TO THE EAST LINE OF N. BEAUBIEN COURT, A DISTANCE OF 176.45 FEET TO A POINT ON A LINE PARALLEL TO AND 321.50 FEET EAST OF THE EAST LINE OF N. BEAUBIEN COURT; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 84.78 FEET TO A POINT 126.70 FEET, MEASURED PERPENDICULARLY, NORTH OF THE NORTH LINE OF PARCEL "C", EXTENDED EAST; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 51.17 FEET TO A POINT ON A LINE 94.60 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF N. STETSON AVENUE, SAID POINT BEING ALSO 73.90 FEET, MEASURED PERPENDICULARLY, NORTH OF THE NORTH LINE OF PARCEL "K" OF SAID MID-AMERICA RESUBDIVISION IN SECTION 10; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 169.79 FEET TO A POINT 53.98 FEET, MEASURED PERPENDICULARLY, SOUTH OF THE SOUTH LINE OF E. SOUTH WATER STREET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, FORMING AN ANGLE OF 45° TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED LINE, A DISTANCE OF 101.07 FEET TO A POINT ON A LINE PARALLEL TO AND 354.50 FEET EAST OF THE EAST LINE OF N. BEAUBIEN COURT, EXTENDED NORTH; THENCE NORTH ALONG SAID PARALLEL LINE, A DISTANCE OF 622.81 FEET TO THE POINT OF TERMINATION, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 4, AFORESAID AS CREATED IN THE SUPPLEMENTAL DEED DESCRIBED IN PARCEL 5 AFORESAID FOR THE PURPOSES SPECIFIED IN SAID PARCEL 5 WITH RESPECT TO THE PIPE EASEMENT DESCRIBED THEREIN AND FOR THE CONSTRUCTION AND MAINTENANCE OF WATER INTAKE AND DOCK AT THE CHICAGO RIVER, SAID EASEMENT (CALLED THE "INTAKE EASEMENT"), BEING IN A PARCEL OF LAND IN COOK COUNTY, ILLINOIS, BOUNDED AS FOLLOWS:

ON THE SOUTH BY A LINE DRAWN THROUGH THE POINT OF TERMINATION OF THE CENTER LINE OF THE PIPE EASEMENT AND PERPENDICULAR TO THE LAST COURSE OF SAID CENTER LINE; ON THE EAST BY A LINE PARALLEL TO AND 18 FEET EAST OF THE LAST COURSE OF SAID CENTER LINE; ON THE WEST BY A LINE PARALLEL TO AND 18 FEET WEST OF THE LAST COURSE OF SAID CENTER LINE; AND ON THE NORTH BY THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 4, AFORESAID AS CREATED IN THE SUPPLEMENTAL DEED DESCRIBED IN PARCEL 5 AFORESAID FOR THE CONSTRUCTION AND

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MAINTENANCE OF BATTER PILES AND TIE-BACKS TO PROVIDE SUPPORT FOR INTAKE AND DOCK LOCATED IN THE EASEMENT DESCRIBED ABOVE IN PARCEL 6, SAID EASEMENT (CALLED THE "TIE-BACK EASEMENT"), BEING IN A PARCEL OF LAND IN COOK COUNTY, ILLINOIS, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTH BOUNDARY OF THE INTAKE EASEMENT; ON THE SOUTH BY A LINE PARALLEL TO AND 40 FEET SOUTH OF SAID SOUTH BOUNDARY; AND ON THE EAST AND THE WEST BY THE EXTENSION SOUTH OF THE EAST BOUNDARY AND WEST BOUNDARY, RESPECTIVELY OF THE INTAKE EASEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

GRANTS OF NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 4 AND ALL OTHER RIGHTS AND BENEFITS, CREATED, EXISTING AND/OR GRANTED AS AN APPURTENANCE OR INTEREST IN REAL PROPERTY TO AND FOR THE ESTATE OF PRUDENTIAL PLAZA ASSOCIATES PURSUANT TO THAT CERTAIN CROSS EASEMENT AND OPERATING AGREEMENT DATED AS OF DECEMBER 14, 1990 BY AND BETWEEN PRUDENTIAL PLAZA ASSOCIATES, AN ILLINOIS GENERAL PARTNERSHIP, AND AMPROP FINANCE COMPANY, AN INDIANA CORPORATION, A MEMORANDUM OF WHICH WAS RECORDED MAY 24, 1991 AS DOCUMENT 91248078, AS AFFECTED BY JOINDER IN BRIDGE EASEMENT RECORDED MAY 24, 1992 AS DOCUMENT 91248079, FOR USE OF THE "EASEMENT CORRIDOR" AND THE "BRIDGE", AS "EASEMENT CORRIDOR" AND "BRIDGE" ARE DEFINED THEREIN; FOR ACCESS, INGRESS AND EGRESS OF PEDESTRIAN TRAFFIC; FOR INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES, FIBER OPTIC CABLES AND CONDUITS, TELECOMMUNICATION CABLES AND CONDUITS, AND MAIL CONVEYOR SYSTEM CABLES AND CONDUITS; FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENTS TO THE BRIDGE STRUCTURE; AND FOR OTHER PURPOSES; SAID EASEMENTS AND OTHER RIGHTS ARE MORE PARTICULARLY DEFINED IN AN UNRECORDED CROSS EASEMENT AND OPERATING AGREEMENT, OVER, UPON AND ACROSS THE AREAS THEREIN DESIGNATED, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

THE LAND PROPERTY AND SPACE COMPRISED OF THAT PART OF PARCEL "K" AS SHOWN AND DEFINED IN THE PLAT OF MID-AMERICA, A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION, RECORDED NOVEMBER 20, 1957, AS DOCUMENT 17069914, WHICH PART OF SAID PARCEL "K" LIES EAST OF THE EAST LINE OF THE WEST 117.882 FEET OF SAID PARCEL "K" AND WHICH LIES WEST OF THE EAST LINE OF THE WEST 210.50 FEET OF SAID PARCEL "K".

PARCEL 10:

EASEMENT FOR THE BENEFIT OF PARCELS 1, 3 AND 4 CREATED BY AGREEMENT AND GRANT OF TEMPORARY AND PERMANENT EASEMENTS RECORDED FEBRUARY 8, 1988 AS DOCUMENT 88057849 AS AMENDED BY AGREEMENT RECORDED JUNE 9, 1998 AS DOCUMENT 98483787 MADE BY AND BETWEEN PRUDENTIAL PLAZA ASSOCIATES AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 11, 1971 AND KNOWN AS TRUST NUMBER 75802 FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING AN OVERHEAD RAMP ACROSS PORTIONS OF PARCELS 8K AND 9K AS DEPICTED ON EXHIBIT D ATTACHED TO DOCUMENT 88057849 AND THE ENLARGED AREA DEPICTED AND DESCRIBED ON EXHIBIT C TO DOCUMENT 98483787.

PARCEL 11:

ALL EASEMENT RIGHTS APPURTENANT TO THE INSURED PARCELS DESCRIBED ABOVE, SET FORTH IN THAT CERTAIN SUPPLEMENTAL DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO THE PRUDENTIAL INSURANCE COMPANY OF AMERICA DATED JANUARY 10, 1958 AND RECORDED AS DOCUMENT 17107675, AS AMENDED BY THAT CERTAIN AMENDMENT TO SUPPLEMENTAL DEED RECORDED DECEMBER 16, 1970 AS DOCUMENT 21344815, AS FURTHER AMENDED BY DOCUMENT RECORDED MAY 22, 2007 AS DOCUMENT 0714231034, ALL AS SHOWN ON THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY DATED JUNE 29, 2017, LAST REVISED JANUARY 12, 2018 ORDER NUMBER 2017-24162-001 (THE "SURVEY").

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PARCEL 12:

EASEMENT TO (i) CONSTRUCT, IMPROVE, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE AN ELEVATOR UPON AND WITH THE ELEVATOR EASEMENT AREA, TOGETHER WITH REASONABLE ACCESS THERETO, AND (ii) TO ENTER UPON THAT PORTION OF THE SERVIENT ESTATE FROM TITLE TO TIME, AS CREATED AND SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT MADE BY AND BETWEEN SIP NORTH STETSON VENTURE, LLC, AND THE COMMUTER RAIL DIVISION OF THE REGIONAL TRANSPORTATION AUTHORITY DATED DECEMBER 16, 2005, AND RECORDED MARCH 20, 2006 AS DOCUMENT NUMBER 0607931115.

Property of Cook County Clerk's Office