

UNOFFICIAL COPY

Doc#: 2226245073 Fee: \$56.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/19/2022 10:25 AM Pg: 1 of 5

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R
111 SOUTH WACKER LLC
111 S WACKER DR
CHICAGO, IL 60606

VIA CERTIFIED MAIL R/R
111 SOUTH WACKER LLC
NATIONAL REGISTERED AGENTS INC
208 SO LASALLE ST, SUITE 814
CHICAGO, IL 60604

VIA CERTIFIED MAIL R/R
DELOITTE LLP FKA DELOITTE &
TOUCHE (USA) LLP
111 S WACKER
CHICAGO, IL 60606

VIA CERTIFIED MAIL R/R
CLUNE CONSTRUCTION
10 S RIVERSIDE PLAZA
CHICAGO, IL 60606

VIA CERTIFIED MAIL R/R
ADMIRAL HEATING AND
VENTILATING, INC.
4150 LITT DR
HILLSIDE, IL 60152

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: **111 SOUTH WACKER LLC** (owner), and/or **DELOITTE LLP FKA DELOITTE & TOUCHE (USA) LLP** (tenant / interested party), (collectively the "Owners"), **CLUNE CONSTRUCTION** (contractor), **ADMIRAL HEATING AND VENTILATING, INC.** (subcontractor), 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

UNOFFICIAL COPY

P.I.N.s.: 17-16-208-002-0000; 17-16-208-001-0000;

17-16-208-003-0000; 17-16-208-018-0000

which property is commonly known as 111 S WACKER - 21ST FLOOR DELOITTE RESTA 111 S WACKER DR , CHICAGO, IL 60606.

2. On information and belief, said **Owner(s)** contracted with **CLUNE CONSTRUCTION** for certain improvements to said premises.
3. Subsequent thereto, **CLUNE CONSTRUCTION** entered into a subcontract with **ADMIRAL HEATING AND VENTILATING, INC.**.
4. Subsequent thereto, **ADMIRAL HEATING AND VENTILATING, INC.** entered into a subcontract with the Claimant to furnish **MATERIALS AND LABOR (PER PLAN AND SPECS)** to said premises.
5. The Claimant completed its work under its subcontract on 08/20/2022, which entailed the delivery of said **MATERIALS AND LABOR**.
6. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **FIFTY THOUSAND, SEVEN HUNDRED SIXTY SEVEN AND 38/100 DOLLARS (\$50,767.38)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
7. 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 **FIFTY THOUSAND, SEVEN HUNDRED SIXTY SEVEN AND 38/100 DOLLARS (\$50,767.38)**, plus interest.

Dated: 9/13/2022

JOHNSON CONTROLS, INC.

By: Sandy Hagemann

MS. SANDY HAGEMANN, CREDIT ANALYST

This notice was prepared by and after recording should be mailed to:

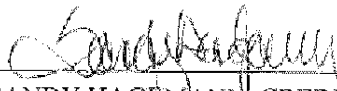
MS. SANDY HAGEMANN
JOHNSON CONTROLS, INC.
c/o P. O. Box 241566
Cleveland, OH 44124

Reference: N420013 N01-1000761-01; 2N010400

UNOFFICIAL COPY

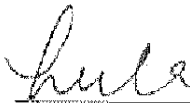
VERIFICATION

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.



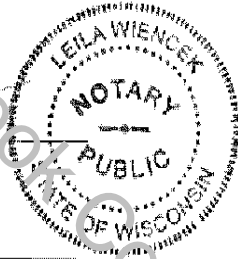
MS. SANDY HAGEMANN, CREDIT ANALYST

SUBSCRIBED AND SWORN to
Before me this 13 day of
September, 2022.



Notary Public

My commission expires: 3/19/2024



Ref. N420013 N01-1000761-01; 2N010400

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOTS 1 AND 2 AND LOT 5 (EXCEPT THE NORTH 1.00 FOOT OF LOT 5) IN OGDEN'S SUBDIVISION OF LOT 1 IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS A AND B IN J. V. FARWELL JR. RESUBDIVISION OF LOTS 3, 4 AND 6 AND THE NORTH 1 FOOT OF LOT 5; TOGETHER WITH VACATED ALLEY BETWEEN SAID LOTS 4 AND 6 AND EAST OF SAID LOTS 3 AND 6 IN OGDEN'S SUBDIVISION OF LOT 1 IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 (EXCEPT THE EAST 18.00 FEET THEREOF) IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 1/2 OF MONROE STREET NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN OGDEN'S SUBDIVISION OF LOT 1 OF BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, AND LOT 2 (EXCEPT THE EAST 18.00 FEET THEREOF) OF BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 4, AS CREATED BY THE ENCROACHMENT AND CONSTRUCTION EASEMENT AGREEMENT RECORDED JANUARY 6, 2003 AS DOCUMENT 0030023092 FOR THE PURPOSE OF INSTALLING, MAINTAINING, CLEANING, REPAIRING AND RESTORING BAY WINDOWS, FINS, PANELS AND OTHER PERMANENT PROJECTIONS FROM THE NEW BUILDING LOCATED ON LAND AND FOR THE PURPOSE OF ACCESS FOR CLEANING, MAINTAINING, REPAIRING AND RESTORING OF OTHER PORTIONS OF SUCH NEW BUILDING OR SUBSEQUENT BUILDINGS; FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND RESTORING FOUNDATIONS AND CAISSONS FOR THE SUPPORT OF THE NEW BUILDING; FOR INGRESS AND EGRESS OVER, ACROSS AND THROUGH THE "MONROE BUILDING", LOCATED EAST AND ADJOINING

UNOFFICIAL COPY

LAND, TO AND FROM THE ROOFTOP EASEMENT AREA FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND RESTORING SUCH ASSEMBLIES AND RELATED IMPROVEMENTS AS MAY BE DEEMED NECESSARY; AND A TEMPORARY, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND EQUIPING THE NEW BUILDING, THE USE OF THE ALLEY EASEMENT AREA AS A STAGING AREA FOR TRUCKS AND EQUIPMENT AND ANY OTHER RELATED PURPOSES FOR THE CONSTRUCTION OF IMPROVEMENTS ON LAND.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCELS 1, 2, 3 AND 4 FOR LIGHT AND AIR AND UNOBSTRUCTED VIEW FOR A TERM ENDING ON THE INITIAL EXPIRATION DATE DEFINED IN THE OFFICE LEASE. FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED JANUARY 8, 2004 AS DOCUMENT 0400844061.

PARCEL 7:

EXCLUSIVE, PERMANENT EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 4 AS CREATED BY ENCROACHMENT AND LOADING DOCK ACCESS EASEMENT AGREEMENT AND PARKING RIGHTS AGREEMENT RECORDED JANUARY 11, 2005 AS DOCUMENT 0501127142 FOR THE PURPOSE OF INSTALLING, MAINTAINING AND USING PERMANENT LOADING DOCKS, FUEL LOADING EQUIPMENT, RELATED FACILITIES AND RAMP AND FOR THE PURPOSE OF ACCESS TO AND FROM ANY SUCH DOCKS, EQUIPMENT, FACILITIES AND RAMPS THAT ARE IN EXISTENCE FROM TIME TO TIME ON LAND; A PERMANENT 30 FOOT BY 35 FOOT DOCK ZONE EASEMENT; A PERMANENT, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BETWEEN THE DOCK ZONE AREA AND FRANKLIN STREET FALLING WITHIN PORTIONS OF THE FOLLOWING DESCRIBED PARCEL: LOT 4 (EXCEPT THAT PART TAKEN FOR FRANKLIN STREET), ALL OF LOT 3 AND THE EAST 18 FEET OF LOT 2 IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND MORE PARTICULARLY DESCRIBED ON EXHIBIT 'C-1', 'C-2' AND 'C-3' OF THE ABOVE REFERENCED ENCROACHMENT AND LOADING DOCK ACCESS EASEMENT AGREEMENT AND PARKING RIGHTS AGREEMENT.

Permanent Index Numbers: 17-16-208-001, 17-16-208-002, 17-16-208-003, 17-16-208-018

Common Address: 111 South Wacker Drive
Chicago, Illinois 60606