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MECHANIC'S LIEN:

CLAIM

Doc#. 2303025049 Fee: \$55.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/30/2023 02:01 PM Pg: 1 of 4

STATE OF ILLINOIS }

}

COUNTY OF Cook }

G & M ELECTRICAL CONTRACTORS CO.

CLAIMANT

-VS-

30 North Lasalle Partners LLC
Fuller Family Holdings LLC
American General Life Insurance Company
AmTrust Realty Corp.
BEAR CONSTRUCTION COMPANY

DEFENDANT(S)

The claimant, **G & M ELECTRICAL CONTRACTORS CO.** of Chicago, IL 60647 County of **Cook**, hereby files a claim for lien against **BEAR CONSTRUCTION COMPANY**, contractor of 1501 Rohlwing Road, Rolling Meadows, IL and **30 North Lasalle Partners LLC** New York, NY 10007 **Fuller Family Holdings LLC** Boca Raton, FL 33496 {hereinafter collectively referred to as "owner(s)"} and **American General Life Insurance Company** Los Angeles, CA 90017 {hereinafter referred to as "lender(s)"} and **AmTrust Realty Corp. (Party In Interest)** Albany, NY 12207 and any persons claiming an interest in the premises herein and states:

That on **1/14/2022**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **30 N. Lasalle Street - Floor 32 Restroom/Wellness Room - Project # 206951-003 Chicago, IL 60602**

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

A/K/A: **Tax# 17-09-457-007; 17-09-457-008; 17-09-457-009**

and **BEAR CONSTRUCTION COMPANY** 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 **1/14/2022**, said contractor made a subcontract with the claimant and said contract was memorialized on **2/14/2022** to provide **labor and material for electrical and low voltage construction** for and in said improvement, and that on or about **10/14/2022** the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

| | |
|--------------------------|-------------|
| Original Contract Amount | \$10,873.00 |
| Change Orders/Extras | \$.00 |
| Credits | \$.00 |
| Work Not Performed | \$.00 |
| Payments | \$.00 |
| Total Balance Due | \$10,873.00 |

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Ten Thousand Eight Hundred Seventy Three Dollars and 00/100 (\$10,873.00) 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 January 3, 2023.

G & M ELECTRICAL CONTRACTORS CO.



Lettie Butler Assistant Secretary

Prepared By and Mail To:
G & M ELECTRICAL CONTRACTORS CO.
1746 N. Richmond Street
Chicago, IL 60647

VERIFICATION


State of IL
County of Cook

The affiant, Lettie Butler, being first duly sworn, on oath deposes and says that the affiant is Assistant Secretary 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.

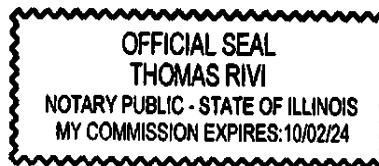


Lettie Butler Assistant Secretary

Subscribed and sworn before me this January 3, 2023.



Notary Public's Signature



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EXHIBIT A

LEGAL DESCRIPTION

1A. LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE "FULLER LEASE", WHICH FULLER LEASE DEMISES PARCEL 1, EXCEPT THE BUILDING, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON SAID LAND, FOR A TERM OF YEARS BEGINNING DECEMBER 1, 1968, AND ENDING NOVEMBER 30, 2067, SAID FULLER LEASE MEANING THAT CERTAIN LEASE EXECUTED BY NORTHERN TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 28, 1918 & KNOWN AS TRUST NUMBER 2-4251, AS LESSOR, AND LASALLE NATIONAL BANK, A NATIONAL BANKING CORPORATION, AS TRUSTEE UNDER THE PROVISIONS OF DEEDS IN TRUST DATED THE 11TH DAY OF OCTOBER, 1968, DULY RECORDED ON THE 25TH DAY OF OCTOBER, 1968, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NOS. 20657197 AND 20657200 AND DELIVERED PURSUANCE OF A TRUST AGREEMENT DATED NOVEMBER 30, 1967 & KNOWN AS TRUST NUMBER 37400, AS LESSEE, DATED NOVEMBER 27, 1968, WHICH LEASE WAS RECORDED FEBRUARY 21, 1969 AS DOCUMENT 20762823, AS AMENDED BY AGREEMENT DATED AUGUST 15, 1972 AND RECORDED ON SEPTEMBER 13, 1972 AS DOCUMENT 22049734 AND AS FURTHER AMENDED BY AGREEMENT DATED AUGUST 23, 1972 AND RECORDED SEPTEMBER 13, 1972 AS DOCUMENT 22049735.

(NOTE: LANDLORD UNDER THE FULLER LEASE AS OF THE DATE HEREOF IS FULLER FAMILY HOLDINGS LLC.)

1B. FEE SIMPLE DETERMINABLE ESTATE FOR THE TERM OF THE FULLER LEASE OF THE BUILDINGS, STRUCTURES, IMPROVEMENTS, AND FIXTURES LOCATED ON PARCEL 1.

2. FEE SIMPLE ESTATE AS TO PARCEL 2.

3. FEE SIMPLE ESTATE AS TO PARCEL 3.

4A. LEASEHOLD ESTATE, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE "PARCEL 4 LEASE", WHICH PARCEL 4 LEASE DEMISES PARCEL 4, EXCEPT THE BUILDING, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON THE SAID LAND, FOR A TERM OF YEARS BEGINNING AUGUST 23, 1972 AND ENDING NOVEMBER 30, 2067, SAID PARCEL 4 LEASE MEANING THAT CERTAIN LEASE EXECUTED BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1972 & KNOWN AS TRUST NUMBER 44540, AS LESSOR, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATIONS, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 7, 1969 & KNOWN AS TRUST NUMBER 28985, AS LESSEE, DATED AUGUST 23, 1972, WHICH LEASE WAS RECORDED SEPTEMBER 13, 1972 AS DOCUMENT 22049737.

4B. FEE SIMPLE DETERMINABLE ESTATE FOR THE TERM OF THE PARCEL 4 LEASE OF THE BUILDING, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON PARCEL 4.

5. FEE SIMPLE ESTATE AS TO PARCEL 4, EXCEPTING THEREFROM THE BUILDINGS, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON PARCEL 4.

6. REVERSIONARY FEE SIMPLE ESTATE INTEREST OF THE BUILDING, STRUCTURES, IMPROVEMENTS AND FIXTURES LOCATED ON PARCEL 4.

The Land referred to above is described as follows:

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

PARCEL 1:

THE SOUTH 80 FEET OF LOT 1 AND THE SOUTH 80 FEET OF THE EAST 20 FEET OF LOT 2, ALL IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 (EXCEPT THE SOUTH 80 FEET THEREOF) AND THE EAST 20 FEET OF LOT 2 (EXCEPT THE SOUTH 80 FEET THEREOF), ALL IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 2 (EXCEPT THE EAST 20 FEET THEREOF) IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST 40 FEET OF LOT 3 IN BLOCK 55 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel Identification Numbers: 17-09-457-007-0000
17-09-457-008-0000
17-09-457-009-0000

Common Address: 30 North LaSalle Street, Chicago, IL

Copy Prepared by Cook County Clerk's Office