

# UNOFFICIAL COPY

Prepared by, recording requested by |  
And returned to: |  
Susan Zeller |  
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Doc# 2308122024 Fee \$47.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2023 12:28 PM PG: 1 OF 6

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## GENERAL CONTRACTOR'S MECHANIC'S LIEN

### NOTICE AND CLAIM- INDIVIDUAL

State of Illinois )

) SS:

County of Cook )

The undersigned Claimant, Kipcon Great Lakes LLC, of 1205 Stratford Place, Northbrook, County of Cook, the ("Claimant"), hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois against 2625 Strategic, LLC, (the "Owners"), regarding the property commonly known as:

2625 N. Clark Street, Chicago, County of Cook, State of Illinois, and states as follows:

Owner now holds title to that certain real property in the County of Cook, State of Illinois, (the property) to wit:

Legal Description attached as Exhibit "A"

The property is commonly known as 2625 N. Clark Street, Chicago, County of Cook and State of Illinois. On or about March 8, 2022, Claimant and Owner entered into a certain agreement (the "Contract") for the performance of certain work and the delivery of certain materials by the Claimant (the "Work") for the sum of: One Hundred Fifteen Thousand Five Hundred and Seventy-Five Dollars, (\$115,575.00) plus agreed extras in the amount of Six Thousand Six Hundred Dollars (\$6,600.00) for a total of One Hundred Twenty Two Thousand Three Hundred Seventy Five Dollars (\$122,375.00).

On or about December 13, 2022, Claimant completed all of the work under the terms of the agreement of and in accordance with the contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the contract for the improvements to the property.

All of the labor and materials furnished and delivered by claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor and materials was furnished, delivered and performed, and the work contemplated under the Contract completed on or about December 13, 2022.

There is now justly due and owing the Claimant after allowing to the Owner all credits, deductions and offsets, the sum of Forty-two Thousand One Hundred Dollars (\$42,100), plus interest at the rate specified in the Illinois Mechanics Lien Act.

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Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner and all persons interested therein for \$42,100 plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

KIPCON GREAT LAKES LLC

BY: Ronald W. Katz  
Managing Director  
Ronald W. Katz

STATE OF ILLINOIS)

)SS.

COUNTY OF COOK)

CERTIFICATION

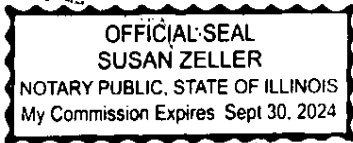
The Affiant, Ronald W. Katz, being first duly sworn, on oath deposes and says he is one of the principals of Kipcon Great Lakes LLC ("Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the content thereof; and that statements therein contained are true to the best of Affiant's knowledge.

BY: Ronald W. Katz  
CLAIMANT

Subscribed and Sworn to Before me this 20 day of MARCH 2023

Susan Zeller  
Notary Public

[ SEAL ]



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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1

UNIT(S) 401, 402, 403, 407, 408, 501, 502, 503, 504, 505, 506, 507, 508, 601, 602, 603, 604, 605, 606, 607, 608, 701, 702, 703, 704, 705, 706, 707, 708, 801, 802, 803, 804, 805, 806, 807, 808, 901, 902, 903, 904, 905, 906, 907, 908, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, COMMERCIAL UNIT A, GARAGE UNIT(S), 1, 2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133 AND 134 IN THE 2625 NORTH CLARK STREET PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10 AND THE WEST 30 FEET OF THE EAST 100 FEET OF LOT 11 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT "A", IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0517939096, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0517939095, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED ON DECEMBER 16, 2016, AS DOCUMENT 1635141010.

### PARCEL 3:

THE EXCLUSIVE RIGHT TO USE OF STORAGE LOCKERS ASSIGNED TO SPECIFIC CONDOMINIUM UNITS, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0517939096.

### PARCEL 4:

THAT PART OF LOTS 9 AND 10 TAKEN AS A TRACT, WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +18.42 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.27 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

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COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT (THE NORTHWESTERLY CORNER OF SAID TRACT BEING THE NORTHWESTERLY CORNER OF SAID LOT 9); THENCE SOUTH 22 DEGREES 38 MINUTES 25 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 32.0 FEET (THE WESTERLY LINE OF SAID TRACT ALSO BEING THE EASTERLY LINE OF N. CLARK STREET); THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 15.63 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 2.65 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 0.35 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 4.49 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 2.54 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 3.27 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 7.08 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 3.22 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 2.46 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 16.08 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 2.46 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 51.11 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 8.18 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 8.48 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 6.68 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 8.50 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 6.77 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 8.57 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 9.17 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 16.09 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 0.38 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 1.83 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 1.85 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 1.34 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 12.35 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 1.43 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 3.30 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 3.45 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 0.66 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 13.17 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 17.05 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 0.42 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 4.33 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 3.84 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 0.67 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 20.05 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 6.71 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 13.56 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 0.36 FEET; THENCE SOUTH 21 DEGREES 57 MINUTES 00 SECONDS WEST, 12.51 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 3.57 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 1.13 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 8.82 FEET; THENCE NORTH 68 DEGREES 01 MINUTES 26 SECONDS WEST, 3.45 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 0.53 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 9.27 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 6.89 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 0.88 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 3.87 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.27 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +34.92 FEET; CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWESTERLY CORNER OF SAID TRACT; THENCE SOUTH 22 DEGREES 38 MINUTES 25 SECONDS EAST ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 32.0 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 15.63 FEET TO THE PLACE OF BEGINNING; THENCE

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NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 2.65 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 0.35 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 4.49 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 2.54 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 3.27 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 7.08 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 3.22 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 2.46 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 16.08 FEET; THENCE NORTH 22 DEGREES 03 MINUTES 00 SECONDS EAST, 2.46 FEET; THENCE NORTH 67 DEGREES 00 MINUTES 00 SECONDS EAST, 38.62 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 27.87 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 20.05 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 6.71 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 13.56 FEET; THENCE SOUTH 23 DEGREES 09 MINUTES 00 SECONDS EAST, 0.36 FEET; THENCE SOUTH 21 DEGREES 57 MINUTES 00 SECONDS WEST, 12.51 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 3.57 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 1.13 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 8.82 FEET; THENCE NORTH 68 DEGREES 01 MINUTES 26 SECONDS WEST, 5.45 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 0.53 FEET; THENCE NORTH 23 DEGREES 00 MINUTES 00 SECONDS WEST, 9.27 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 6.89 FEET; THENCE SOUTH 23 DEGREES 00 MINUTES 00 SECONDS EAST, 0.88 FEET; THENCE SOUTH 67 DEGREES 00 MINUTES 00 SECONDS WEST, 3.87 FEET TO THE PLACE OF BEGINNING.

ALL IN SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT "A" IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS FOR PARCEL 4:

LOTS 9 AND 10 AND PART OF LOT 11, SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT A IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST, THIRD PRINCIPAL MERIDIAN, CITY OF CHICAGO, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE NORTH 67° 00' 00" EAST, 249.92 FEET; THENCE SOUTH 22° 29' 25" EAST, 100.07 FEET; THENCE SOUTH 67° 00' 57" W, 70.00 FEET; THENCE SOUTH 22° 29' 25" EAST, 54.46 FEET; THENCE SOUTH 67° 31' 14" WEST, 30.00 FEET; THENCE NORTH 22° 29' 25" WEST, 54.20 FEET; THENCE SOUTH 67° 00' 56" WEST, 149.65 FEET; THENCE NORTH 22° 38' 25" WEST, 100.00 FEET TO THE POINT OF BEGINNING.

**PARCEL 5:**

PARKING UNITS 3, 5, 14, 80, 135, 136, 137, 138 AND 139 IN THE CLARK PLACE PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

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LOTS 9 AND 10 IN THE SUBDIVISION OF BLOCKS 1 AND 2 OF OUTLOT "A", IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0517939096 AND AS AMENDED BY DOCUMENT NUMBER 0536234009, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5  
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 5 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NO. 0517939095.

Loan No.: 507427297  
M&O File No.: 7881.018  
Loan Name: The Kent  
Pool: K-F131