

# UNOFFICIAL COPY

Return Document to:

*Prepared by:*  
Douglas E. Anderson, Treasurer  
Interior Construction Group, Inc.  
105 W. Adams Street, Suite 1300  
Chicago, IL 60603



\*2318022005\*

Doc# 2318022005 Fee \$47.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2023 10:02 AM PG: 1 OF 6

Above Space for recorder's use only

## CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

TO: Adventus US Realty #12 LP ("Owner") and JPMorgan Chase Bank National Association ("Mortgagee") and Siemens ("Tenant"). THE UNDERSIGNED CLAIMANT, Interior Construction Group, Inc., of the City of Chicago, County of Cook, in the State of Illinois, herewith files a Claim for Mechanic's Lien for labor and material in and about the improvement of the following described Real Estate, to wit:

**See Attached Legal Description Attached as EXHIBIT A.**

**PIN: 12-03-103-010-0000 Vol. 063; 12-03-103-011-0000 Vol. 063;**

**12-03-301-042-0000 Vol. 063; 12-03-301-043-0000 Vol. 063**

Such Real Estate has a common address of 6133 N. River Road, 10<sup>th</sup> Floor, Rosemont, Illinois, 60018, which said Real Estate and improvements thereon at time of making the Contract hereinafter mentioned was, and is now, owned by Adventus US Realty #12 LP ("Owner") and occupied by Siemens ("Tenant").

# UNOFFICIAL COPY


On the 21st day of October 2022, Claimant entered into a written Contract with Owner for the construction of tenant space improvements to the Real Estate.

Claimant substantially completed said Contract on March 2, 2023 and Owner agreed to pay the Claimant therefor (after adjustments for agreed changes) Seven Hundred Eighty-Four Thousand Eight Hundred and Thirty-Five Dollars (\$784,835.00).

After giving credit for all payments made through the date hereof, there is still due and owing the Claimant from said Contract the sum of Two Hundred Forty-Four Thousand Nine Hundred Dollars (\$244,900.00).

Claimant now comes and files a Claim for Mechanic's Lien upon the said Real Estate and improvements thereon, and upon the said Owner and Tenant for the sum of Two Hundred Forty-Four Thousand Nine Hundred Dollars (\$244,900.00) plus interest at the rate specified in the Illinois Mechanic's Lien Act, as well as court costs and attorney's fees according to the statute in such cases made and provided.

INTERIOR CONSTRUCTION GROUP, INC.

By:   
Douglas E. Anderson, Treasurer

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

Douglas E. Anderson being duly sworn on oath deposes and says that Interior Construction Group, Inc. is the claimant in the foregoing claim for Mechanic's Lien; and says further that all matters therein alleged are just and true, that labor and materials were provided to the Owner and Tenant of said Real Estate and improvements thereon, at the times and places stated, and that there is now due and unpaid to Claimant the sum of  
Two Hundred Forty-Four Thousand Nine Hundred Dollars (\$244,900.00)



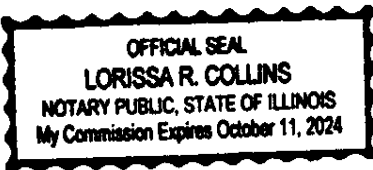
Douglas E. Anderson, Treasurer

STATE OF ILLINOIS  
COUNTY OF COOK

Subscribed and sworn to before me  
on this 29th day of June, 2023

Lorissa R. Collins  
Notary Public

My commission expires 10/11/2024



# UNOFFICIAL COPY

**EXHIBIT A**

**LEGAL DESCRIPTION OF LAND**

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

#### Tract 1 :

Lots 3 and 4 in Riverway Subdivision - Phase I, being a resubdivision of the West 1/2 of Section 3, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat filed June 3, 1988 as Document LR3713139, and recorded June 3, 1988 as Document 88241319, in Cook County, Illinois.

#### Tract 2:

Easements for the benefit of Tract 1 of Parcel 1 and Tract 1 of Parcel 2 as contained in Declaration of Covenants, Conditions and Restrictions and of Certain Reciprocal Rights and Easements ("Declaration") recorded June 3, 1988 as Document 88241321 as amended by that certain unrecorded Amendment to Declaration and Joint Declaration dated September 10, 1991 and as further amended by Second Amendment to Declaration and Joint Declaration recorded April 9, 2007 as document 0709934077.

#### Tract 3:

Easement for the benefit of Tract 1 of Parcel 1 as contained in Joint Declaration of Easements, Reservations, Covenants and Restrictions for the Comdisco Building and the East Tower of Phase 1 Joint Declaration recorded June 3, 1988 as Document 88241323 and filed June 3, 1988 as LR3713144, as amended by that certain unrecorded Amendment to Declaration and Joint Declaration dated September 10, 1991 and as further amended by the Second Amendment to Declaration and Joint Declaration recorded April 9, 2007 as Document 0709934077.

#### Tract 4:

Reserved parking right for the benefit of Tract 1 of Parcel 1 and Tract 1 of Parcel 2 as created by Amended and Restated Reserved Parking Agreement recorded April 9, 2007 as document 0709934078.

#### Tract 5:

Easements for the benefit of Tract 1, Parcel 1 reserved in the Plat of Riverway Subdivision - Phase I filed June 3, 1988 as document LR3713139 and recorded June 3, 1988 as document 88241319.

### PARCEL 2:

#### Tract 1:

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

Lots 9 and 10 in Riverway Subdivision - Phase II, being a resubdivision of the West 1/2 of Section 3, Township 40 North, Range 12 East of the Third Principal Meridian, according to the plat recorded March 11, 1992 as document 92157888, in Cook County, Illinois.

#### Tract 2:

Easements for the benefit of Tract 1 of Parcel 1 and Tract 1 of Parcel 2 as contained in Declaration recorded June 3, 1988 as Document 88241321 filed as LR 3713141 as amended by that certain unrecorded Amendment to Declaration and Joint Declaration dated September 10, 1991 and as further amended by Second Amendment to Declaration and Joint Declaration recorded April 9, 2007 as document 0709934077.

#### Tract 3:

Reserved Parking Rights for the benefit of Tract 1 of Parcel 1 and Tract 1 of Parcel 2 as created by Amended and Restated Reserved Parking Agreement recorded April 9, 2007 as document 0709934078.

# UNOFFICIAL COPY

Tract 4:

Easements for the benefit of Tract 1 of Parcel 2 reserved in the plat of Riverway Subdivision Phase II recorded March 11, 1992, as Document 92157888.

Note: For informational purposes only, the land is known as:

6133 North River Road, 9399 West Higgins Road, 9377 West Higgins Road  
Rosemont, IL

Permanent Index Number: 12-03-103-010-0000 Vol. 063  
Permanent Index Number: 12-03-103-011-0000 Vol. 063  
Permanent Index Number: 12-03-301-042-0000 Vol. 063  
Permanent Index Number: 12-03-301-043-0000 Vol. 063

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office