# UNOFFICIAL COPYMENT OF THE PROPERTY OF THE PRO

STATE OF ILLINOIS)

COUNTY OF COOK )

This instrument was prepared by and after recording should be returned to:

Samuel H. Levinc Downey & Lenkov LLC 30 N. LaSalle Street, Suite 3600 Chicago, IL 60502 Doc# 2321915046 Fee \$45.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/07/2023 02:52 PM PG: 1 OF 4

### SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

The Claimant, F.E. Moran, Inc. of Northbrook, Illinois (hereinafter referred to as "Claimant") hereby records a claim for mechanics lien against the buildings and improvements located on the land legally described on Exhibit A attached hereto and incorporated herein and commonly known as 2220 and 2242 S. Princeton Avenue, Chicago, Illinois (hereinafter referred to as the "Property") and against the interest of 2242 Archer Courts, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Archer Courts"), Prudential Huntoon Paige Associates, LLC and any other person or entity owning an interest in the Property. The Property is a leasehold estate or land lease with the Chicago Housing Authority as landlord and Archer Courts as tenant. The Claimant states as follows:

- 1. On September 29, 2021, and thereafter, Archer Courts was the conant under the land lease at the Property.
- 2. Prior to September 29, 2021, Archer Courts entered into a contract with Structures Construction LLC (hereinafter referred to as "Contractor") whereby Contractor agreed to tu nich labor, material and services for the improvement at the Property.
- 3. Thereafter, on September 19, 2021, Contractor entered into a subcontract with Claimant whereby Claimant agreed to furnish labor, material and services for HVAC/mechanical work for the sum of Six-hundred forty-two thousand seven hundred forty-two and 00/100 Dollars (\$642,742.00) for the Property (the "Contract").

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- 4. After adjustments to the Contract based on Change Orders, the amount of the "Contract" was adjusted to Seven-hundred fourteen thousand five hundred seventy-five and 00/100 Dollars (\$714,575.00).
  - 5. On April 9, 2023, Claimant completed all work required to be done under the "Contract".
- 6. The balance due, and unpaid and owing to Claimant after allowing all credits due Archer Courts and Contractor is Thirty-one thousand eight hundred thirty and 55/100 Dollars (\$31,830.55).
- 7. Claimant claims a mechanics lien against the Property consisting of the building and improvements located on the land in the amount of Thirty-one thousand eight hundred thirty and 55/100 Dollars (\$31,830.5.1) plus interest and on any monies or other consideration due from Archer Courts to Contractor under the contract between Archer Courts and Contractor.

F.E. MØR N, INC

By:

Its Authorized Agent

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STATE OF ILLINOIS )
OUNTY OF COOK )
<u>AFFIDAVIT</u>
The affiant, Gavin Hansen, being first duly sworn on oath, states that he is the agent of F.E.
Moran, Inc. and authorized to sign this affidavit on its behalf, he has read the foregoing claim for
mechanics lien, knows the contents thereof, and that the statements therein contained are true.
% - W. F. T. W.
- 7 X W NW
Name and Title VESIDEN  SIGNED this 2 Nd day of August 2023
Subscribed and sworn to before me this
and day of August, 2023
Notary Public
Subscribed and sworn to before me this  And day of Angust, 2023  Notary Public  OFFICIAL SEAL CHRISTINA L RUSSELL: NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires July 9, 2024

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### EXHIBIT A LEGAL DESCRIPTION

#### Parcel 1:

The leasehold estate created by the instrument hereinafter referred to as the Land Lease, executed by the Chicago Housing Authority, an Illinois municipal corporation, as Landlord and Community Housing Partners V L.P., an Illinois limited partnership, as Tenant, dated June 1, 1999, as amended and assigned to date described (except the buildings and improvements thereon) to wit:

A tract of land located in the West half of the Northeast quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commercing at a point on the West line of South Princeton Avenue, being its intersection with the South line of West Cernak P.oad as widened; thence South 00 degrees 16 minutes 19 seconds West along said West line of South Princeton Avenue and the North line of West 23rd Street; thence North 89 degrees 45 minutes 00 seconds West, 97.20 feet; thence South 88 degrees 10 minutes 39 seconds West, 296.82 feet to a point on the North line of said West 23rd Street; thence South 89 degrees 57 minutes 09 seconds West, along said North line, 37.67 feet; thence North 00 degrees 01 minute 43 seconds West, 97.98 test; thence North 58 degrees 04 minutes 19 seconds East, 81.33 feet; thence North 00 degrees 01 minute 17 seconds East, 269.69 feet to the South line of South Archer Avenue; thence North 58 degrees 07 minutes 27 seconds East, along said South line, 337.73 feet to the South line of West Cernak Road, as widened; thence South 89 degrees 57 minutes 00 amonds East, along said South line, 33.25 feet to the point of beginning, except the buildings and improvements located there on, in Cook County, Illinois.

#### Parcel 2:

All buildings and improvements located on the following described property:

A tract of land located in the West half of the Northeast quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of South Princeton Avenue, bong its intersection with the South line of West Cermak Road, as widened; thence South 00 degrees 16 minutes 19 records West along said West line of South Princeton Avenue, 432.65 feet to a point 156 feet North of the intersection of the West line of South Princeton Avenue and the North line of West 23rd Street; thence North 89 degrees 45 minutes 00 seconds West, 97.20 feet; thence South 58 degrees 10 minutes 39 seconds West, 296.82 feet to a point in the North line of said West 23rd Street; thence South 89 degrees 59 minutes 09 seconds West, along said North line, 37.67 feet; thence North 00 degrees 01 minute 43 seconds West, 97.98 feet; thence North 58 degrees 04 minutes 19 seconds East, 81.33 feet; thence North 00 degrees 01 minute 17 seconds East, 269.69 feet to the South line of South Archer Avenue; then e North 58 degrees 07 minutes 27 seconds East, along said South line, 337.73 feet to the South line of West Cermak Power, as widened; thence South 89 degrees 57 minutes 00 seconds East, along said South line, 33.25 feet to the point of peginning.

#### Parcel 3:

Together with the benefits of that perpetual non-exclusive utility easement more fully described in that certain Grant of Easement made by Chicago Housing Authority to Community Housing Partners V L.P. dated June 1, 1999 and recorded June 9, 1999 in Document No. 99555209, Cook County Recorder of Deeds.

PINs: 17-28-201-013-0000; 17-28-201-014-0000; 17-28-201-015-0000; 17-28-208-022-0000;

17-28-210-033-0000; 17-28-210-034-0000.

Property Addresses: 2220 and 2242 S. Princeton Avenue, Chicago, Illinois