

# UNOFFICIAL COPY

Prepared by, recording requested by  
and return to:

Name: John Phillip Festa  
Company: Gregorio Stec, Klein &  
Hosé  
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City: Chicago  
State: IL Zip: 60602  
Phone: (312) 263-2343  
Fax: (312) 263-2512



Doc # 2330410025 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/31/2023 01:44 PM PG: 1 OF 7

-----Above this Line for Official Use Only-----

## SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
COUNTY OF COOK )

TO: Cook County Recorder of Deeds

The undersigned lien claimant, **CHICAGO JOURNYMEN PLUMBERS' LOCAL 130, UA**, (herein referred to as "Claimant") of 1340 W. Washington Chicago, IL 60607, hereby files a claim for a mechanics lien against **MCHUGH CONCRETE CONSTRUCTION, INC.**, of Chicago, Illinois, (herein after referred to as "Contractor"), **TITAN MECHANICAL CORP.**, of Chicago, IL (herein after referred to as Sub-Contractor) and **344 N. CANAL OWNER, LLC**, of Chicago, IL (herein referred to as "Owner").

That the real property known and described as follows is now owned by:

344 N. Canal Owner, LLC  
350 W. Hubbard St. Ste 500  
Chicago, IL 60654

**Legal Description:**  
(See Exhibit A)

PINs: 17-09-305-101-0000 17-09-305-303-0000, 17-09-305-035-0000, 17-09-305-037-0000,  
17-09-305-040-0000, 17-09-305-042-0000, 17-09-305-043-0000

Commonly know as:  
344 N. Canal St.  
City of Chicago, County of Cook, State of Illinois  
Hereinafter referred to as "Subject Property"

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That Owner entered into a contract with Contractor for the construction and/or improvement of the Subject Property. Contractor entered into a contract with Sub-Contractor for plumbing work to be completed on the Subject Premise. On or August 1, 2023 Sub- Contractor entered into a contract with Claimant to install and provide labor for plumbing work necessary and used for the construction and improvement of the Subject Premise. The total value of the improvements and labor provided by Claimant is **\$222,353.67** which is the fair, usual, and customary, and reasonable value of such improvements and labor. Claimant has furnished such labor to the extent required by contract, all of which were furnished and delivered to and used in and about the improvement of the premises and of the building and other improvements thereon. The work remains ongoing.

There is now justly due and owing to the Claimant for the furnishing, delivery, or performance of such labor aforesaid by Claimant the sum of **Two Hundred Twenty-two thousand Three hundred Fifty-three dollars and sixty-seven cents (\$222,353.67)** which is still due and unpaid.

**Claimant hereby claims a lien on the Subject Property and all improvements thereon in the amount of \$222,353.67.**

Notice has been duly given to the Owner, and person otherwise interested in the above-described real estate, as to the status of the undersigned Claimant as provided by 770 ILCS 60/24.

Chicago Journeymen Plumbers' Local 130, UA



By: John Phillip Festa


Title: One of its Attorneys


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STATE OF ILLINOIS

COUNTY OF COOK

The affiant, John Phillip Festa, being first duly sworn, on oath deposes and says that he is the attorney for the Claimant; that he has read the foregoing Subcontractor's Notice and Claim for Lien and knows the contents thereof; and that all the statements therein contained are true and correct to the best of his knowledge, information and belief.

  
John Phillip Festa

  
Notary Public

Printed Name: Katelynn Torres



My Commission Expires:

October 12, 2026  
(770 ILCS 60/35)

Property of Cook County Clerk's Office

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## Proof of Service

I, Katelynn Torres, a non-attorney, duly sworn, on oath states that a copy of the attached Subcontractor's Claim for Mechanics Lien was served by placing the same in an envelope, properly addressed, by mailing by US mail certified, return receipt, requested, and depositing it in the mail on October 24, 2023 to the following parties:

Titan Mechanical Corp.  
Ms. Nikki Hoyte - President  
4354 N. Central Unit D  
Chicago, IL 60634

McHugh Concrete Construction, Inc.  
C T Corporation System  
208 S. LaSalle St. Suite 814  
Chicago, IL 60604

The Habitat Company  
Mr. Stephen F. Galler – Registered Agent  
350 W. Hubbard St. Ste. 500  
Chicago, IL 60654

344 N. Canal Owner, LLC  
Mr. Stephen F. Galler – Registered Agent  
350 W. Hubbard St. Ste. 500  
Chicago, IL 60654

  
Katelynn Torres

Cook County Clerk's Office

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## Exhibit A

### PARCLE 1

THAT PART OF LOTS 1, 2, AND 3 IN SAM RUSSELL'S SUBDIVISION OF LOT 7 IN BLOCK 8 IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: AND LYING BELOW AN ELEVATION OF +25.50 FEET ABOVE CHICAGO CITY DATUM;

BEGINNING AT THE POINT ON THE WEST LINE OF LOT 3, 218.18 FEET NORTH OF THE NORTH LINE OF VACATED WEST CARROLL AVENUE, THENCE SOUTH 70 DEGREES, 41 MINUTES, 08 SECONDS, EAST 126.99 FEET; THENCE SOUTH 17 DEGREES, 45 MINUTES, 24 SECONDS EAST TO THE SOUTH LINE OF LOT 1 IN COOK COUNTY, ILLINOIS.

### PARCLE 2

THAT PART OF LOT 2 IN BLOCK 8 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW AN ELEVATION OF +25.50 FEET ABOVE CHICAGO CITY DATUM AND LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE WEST LINE OF LOT 2, 167.61 FEET NORTH OF THE NORTH LINE OF VACATED CARROLL AVENUE; THENCE SOUTH 76 DEGREES, 43 MINUTES, 24 SECONDS EAST 123.36 FEET; THENCE SOUTH 69 DEGREES, 10 MINUTES 18 SECONDS EAST 14.34 FEET; THENCE NORTH 17 DEGREES 45 MINUTES, 24 SECONDS WEST TO THE NORTH LINE OF LOT 2 IN COOK COUNTY, ILLINOIS

### PARCLE 3

THAT PART OF BLOCK 8 IN THE ORIGINAL TOWN (NOW CITY) OF CHICAGO AND THAT PART OF THE 18 FOOT PUBLICALLY LYING IN SAID BLOCK 8 (VACATED BY ORDINANCE PASSED JULY 7, 1978 AND RECORDED AUGUST 1, 1978 AS DOCUMENT NUMBER 24562615), IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 IN SAID BLOCK 8 BEGINNING ALSO A POINT ON THE WEST LINE OF NORTH CANAL STREET WHICH POINT IS 120.00 FEET NORTH (AS MEASURED ALONG THE WEST LINE THEREOF) OF THE NORTH LINE OF VACATED CARROLL AVENUE; THENCE NORTH 87 DEGREES 06 MINUTES 00 SECONDS WEST ALONG A LINEDRAWN PARALLEL WITH THE NORTH LINE OF SAID LOT 4 AND ITS WESTERLY EXTENSION (BEING ALSO ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID VACATED CARROLL STREET), A DISTANCE OF 168.15 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 46 SECONDS EAST 15.56 FEET; THENCE NORTH 69 DEGREES 10 MINUTES 18 SECONDS WEST, 17.55 FEET; THENCE NORTH 17 DEGREES 45 MINUTES 24 SECONDS WEST 39.33 FEET SOUTHEASTERLY ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX TO THE SOUTHWESTERLY WHOSE RADIUS IS 332.50 FEET AND WHOSE CHORD BEARS SOUTH 76 DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 69.71 FEET TO A POINT ON THE AFORESAID WEST LINE OF NORTH CANAL STREET, SAID POINT BEING 6.47 FEET NORTH (AS MEASURED ALONG SAID WEST LINE) OF THE HEREINABOVE DESIGNATED POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS ALONG SAID WEST LINE OF NORTH CANAL STREET 6.47 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## PARCLE 4

THAT PART OF WEST CARROLL AVENUE VACATED BY ORDINANCE PASSED MARCH 23, 1914, AND RECORDED OCTOBER 6, 1914, AS DOCUMENT 5507201 LYING BELOW ELEVATION +25.00 FEET CHICAGO CITY DATUM DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 8 IN THE ORIGINAL TOWN (NOW CITY) OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 87 DEGREES 06 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 150.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES, 05 MINUTES 37 SECONDS WEST, ALONG SAID CENTER LINE, 150.49 FEET TOE THE POINT OF INTERSECTION WITH A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 6 IN BLOCK 8 AFORESAID, TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 13 IN THE AFORESAID ORIGINAL TOWN OF CHICAGO; THENCE NORTH 0 DEGREES 16 MINUTES 15 SECONDS EAST, ALONG SAID LINE 40.04 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 5

THE WEST ½ OF THE NORTH SOUTH ALLEY LYING EASTERLY OF AN ADJOINING LOTS 3 AND 6 IN BLOCK 8 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 6

LOTS 4 AND 5 IN BLOCK 8 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH ½ OF VACATED CARROLL AVENUE LYING SOUTH OF AND ADJOINING SAID LOT 5 AND THE EAST ½ OF VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 4 AND 5, IN COOK COUNTY, ILLINOIS.

## PARCEL 7

THAT PART OF THE NORTH ½ OF VACATED CARROLL AVENUE LYING BETWEEN THE EAST AND WEST LINES, EXTENDED SOUTHERLY, OF THE EASTERLY HALF OF THE VACATED NORTH AND SOUTH 18 FOOT ALLEY LYING WESTERLY OF LOT 5 IN BLOCK 8 IN THE ORIGINAL TOWN OF CHICAGO IN SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## Parcel 8

THAT PART OF THE NORTH ½ OF VACATES CARROLL AVENUE LYING BETWEEN THE EAST AND WEST LINES EXTENDED SOUTHERLY, OF THE WEST HALF OF THE VACATED NORTH AND SOUTH 18 FOOT ALLEY LYING EASTERLY OF LOT 6 IN BLOCK 8 IN ORIGINAL TOWN OF CHICAGO IN SOUTH PART OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS.

## PINs

17-09-305-101-0000

17-09-305-303-0000

17-09-305-035-0000

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17-09-305-037-0000

17-09-305-040-0000

17-09-305-042-0000

17-09-305-043-0000

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

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