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Doc#: 2332133007 Fee: \$65.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 07:10 AM Pg: 1 of 5

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
)
COUNTY OF McHENRY) SS

Curran Contracting Company
Claimant

v.

The Bowa Group, Inc;
City of Chicago;
Aero Chicago II, LLC;
JP Morgan Chase Bank NA;
and all others owning or claiming an interest in the hereinafter described real property.
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF \$896,262.58

THE CLAIMANT, Curran Contracting Company of 286 Memorial Court, Crystal Lake, IL 60014, hereby files a notice and a claim of mechanics lien, as hereafter more particularly stated, against The Bowa Group Inc., 7050 S. Stony Island Ave., Chicago, IL 60649; Aero Chicago II, LLC, 201 West Street, Annapolis, Maryland 21401; JP Morgan Chase NA, 10 South Dearborn Street, Chicago, Illinois 60603; City of Chicago, 121 N. LaSalle Street, Chicago, Illinois 60602; and any other persons claiming to be interested in the afore-described real property.

THAT, at all relevant times, City of Chicago and Aero Chicago II, LLC, and all others(s) owning or claiming an interest in the hereafter described real property, or any of them were the Owner(s) of, or owned an interest subject to the claim for lien pursuant to the Illinois Mechanics Lien Act, in the following described real property, known as 11601 W. Touhy Avenue, Chicago, IL 60666 and legally described as:

See Attached Exhibit "A"

PIN's: 12-05-106-004-0000

12-05-402-005-0000

12-08-100-006-8001

THAT, on July 2, 2021, the Claimant entered into a subcontract with The Bowa Group, Inc., a Prime Contractor, to furnish FAA Concrete Payment, AOA Fencing, Earthwork, and Pavement Markings for the afore-described real property of a value of and for the sum of **\$6,369,556.00**.

THAT, as the subsequent request of said The Bowa Group, Inc, and further pursuant to the said subcontract, the Claimant performed or agreed to perform an additional FAA Concrete Payment, AOA Fencing, Earthwork, and Pavement Markings for the afore-described real property of a value and for the sum of **\$1,174,818.33**.

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THAT the last date on which the claimant furnished substantial labor, equipment fixtures, or material for the above-described real property, pursuant to the said subcontract, was August 25, 2023.

THAT Claimant has received the sum of **\$6,648,111.65** pursuant to the said subcontract.

THAT the said The Bowa Group, Inc., was authorized or knowingly permitted by the Owner(s) of the afore-described real property to enter into the subcontract with Claimant pursuant to the contract with said Aero Chicago II, LLC and or other Owner(s), or one(s) authorized or knowingly permitted by said Owner(s) to enter into such a contract, to improve the afore-described real property.

THAT, after allowing all credits, there remains due, unpaid, and owing to Curran Contracting Company the balance of **\$896,262.58**, for which, with interest pursuant to the Mechanics Lien Act of 10% per annum, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property, including all the land and improvements thereon, on any funds held in connection with the improvements constructed on the afore-described real property, on the interest of the said Aero Chicago II, LLC, in the afore-described real property and improvement and or the material fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the said Aero Chicago II, LLC, The Bowa Group, Inc., or its agent(s), under the original contract.

IN WITNESS WHEREOF, the undersigned has signed this instrument on 15th day of November 2023.

Curran Contracting Company

By: 

Name: Jim Lancaster

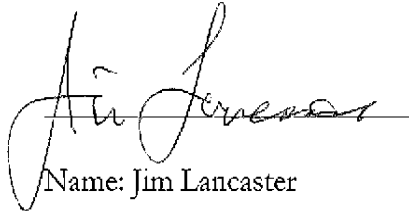
Title: Chief Financial Officer

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AFFIDAVIT

STATE OF ILLINOIS)
)
 COUNTY OF McHENRY) SS

The affiant, Jim Lancaster, being first duly sworn on oath, deposes and states that he is an authorized agent of Curran Contracting Company that he is duly authorized to make this affidavit on its behalf, that he has read the foregoing Notice and Claim for the Mechanics Lien, knows the contents thereof, and that the statements contained therein are true.


 Name: Jim Lancaster

Subscribed and sworn to before me this 15th
 Day of November 2023.


 Notary Public



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EXHIBIT "A"

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF ROSEMONT O'HARE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2006, AS DOCUMENT 0628327021, SAID POINT BEING ALSO THE INTERSECTION OF THE SOUTHERLY LINE OF THE JANE ADDAMS TOLLWAY (I-90) WITH THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS EAST ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD '83 (2011), EAST ZONE, 263.07 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 59 SECONDS EAST, 2,764.13 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 17 SECONDS EAST, 173.78 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 36 SECONDS EAST, 745.68 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 51 SECONDS WEST, 1.58 FEET TO A POINT ON A 48.42 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY 75.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 55 MINUTES 11 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 44 DEGREES 44 MINUTES 34 SECONDS WEST, 68.43 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 17 SECONDS WEST, 1,468.37 FEET; THENCE SOUTH 08 DEGREES 50 MINUTES 30 SECONDS EAST, 1.59 FEET TO A POINT ON A 141.58 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY 102.45 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES 28 MINUTES 08 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 60 DEGREES 25 MINUTES 46 SECONDS WEST, 100.23 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 17 SECONDS WEST, 0.55 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 42 MINUTES 17 SECONDS WEST, 222.17 FEET; THENCE NORTH 50 DEGREES 47 MINUTES 24 SECONDS WEST, 486.49 FEET; THENCE SOUTH 39 DEGREES 12 MINUTES 36 SECONDS WEST, 602.67 FEET TO A POINT ON AN 84.00 FOOT RADIUS CURVE CONCAVE EASTERLY; THENCE SOUTHERLY 131.95 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 05 DEGREES 47 MINUTES 24 SECONDS EAST, 118.79 FEET; THENCE SOUTH 50 DEGREES 47 MINUTES 24 SECONDS EAST 359.89 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY 60.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 52 MINUTES 57 SECONDS, THE CHORD OF SAID CURVE BEARS SOUTH 60 DEGREES 43 MINUTES 53 SECONDS EAST, 60.42 FEET; THENCE NORTH 39 DEGREES 12 MINUTES 20 SECONDS EAST, 26.50 FEET; THENCE SOUTH 50 DEGREES 47 MINUTES 20 SECONDS EAST, 10.35 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 17 SECONDS EAST, 180.85 FEET; THENCE NORTH 39 DEGREES 12 MINUTES 36 SECONDS EAST, 672.21 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL NUMBERS: 12-05-106-004-0000 12-05-402-005-0000 12-08-100-006-8001

PROPERTY ADDRESS: 1 O'HARE INTERNATIONAL AIRPORT, CHICAGO, ILLINOIS 60666

ABOVE PARCEL NUMBERS AND PROPERTY ADDRESS ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO DEFINE THE REAL PROPERTY AGAINST WHICH CLAIMANT CLAIMS A MECHANICS LIEN. CLAIMANT CLAIMS A MECHANICS LIEN, AS HEREINBEFORE MORE PARTICULARLY STATED, AGAINST THE REAL PROPERTY DESCRIBED IN THE ABOVE METES-AND-BOUNDS LEGAL DESCRIPTION.

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SERVICE LIST

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Aero Chicago II, LLC
c/o CT Corporation System
Chicago, Illinois 60604

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

JP Morgan Chase Bank NA
383 Madison Avenue
New York, NY 10179

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

City of Chicago
121 N. LaSalle Street, Suite 600
Chicago, Illinois 60602
Attention: Legal Department

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**
Bowa Group Inc.
7050 S. Stony Island Ave.
Chicago, Illinois 60649

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Aero Chicago II LLC
201 West Street, Suite 200
Annapolis, Maryland 21401

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

Chicago Title and Trust Company
Attention: Michelle Dempsey
10 South LaSalle Street, Suite 3100
Chicago, Illinois 60603

**VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED**

City of Chicago Department of Aviation
20 N. LaSalle, Suite 1400
Chicago, IL 60602

Mail To:

Fred Y. Shestopal
My Lien Lawyer
100 Saunders Rd. Suite 150
Lake Forest, IL 60045
fred@mylienlawyer.com

Prepared By:

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