



STATE OF ILLINOIS )  
 )ss  
COUNTY OF COOK )

Doc# 2405122017 Fee \$47.00  
RHSP FEE:\$18.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 02/20/2024 01:23 PM PG: 1 OF 6

**CONTRACTOR'S CLAIM FOR AND NOTICE OF MECHANICS' LIEN**

The undersigned lien claimant, Parkway Elevators, Inc. ("Claimant" or "Lien Claimant") having its principal place of business at 2944 West Lake St., in Chicago, IL 60612, County of Cook, State of Illinois, hereby claims a mechanics' lien pursuant to 770 ILCS 60/1 et. seq. on the below-described premises against NEA CMP Chicago Business Center, LLC, ("Owner") and Marketplace Management, Inc. (hereinafter "Agent" or "Authorized Agent"), for the property located at 2600 West 35<sup>th</sup> Street, Chicago, Illinois 60632, and any other interested persons and states:

1. That, on information and belief, on or about September 16, 2021 through the present Owner owned the following described land in the County of Cook, State of Illinois to wit:

Permanent Real Estate Index Numbers: 16-36-200-031-0000; 16-36-200-033-0000; 16-36-200-048-0000; 16-26-201-032-0000; 16-36-201-034-0000; and 16-36-201-035-0000.

Legal Description: See Attached Exhibit A

Street Address: 2600 West 35<sup>th</sup> Street. Chicago, Illinois 60632

2. That on or about September 16, 2021, the Claimant entered into a contract (the "Contract") with Authorized Agent and Owner, to provide building materials, equipment, and labor, and elevator installation, various elevator modernization, and elevator repair services to Owner for construction, alterations and/or improvements to and for the benefit of the premises, and to be erected on the Premises and to benefit the Premises.

3. That the Lien Claimant has fully performed all work required under the Contract with the knowledge and consent of the Owner and/or Owner's Authorized Agent, and said work has been accepted by the Owner's Authorized Agent without dispute. The Owner authorized the Authorized Agent to enter into the Contract and/or knowingly permitted its agent to enter into the Contract for the improvement of the Real Estate. The Owner, directly, and/or through its Authorized Agent permitted the Lien Claimant access to the premises to perform the work necessary to fully complete the Contract.

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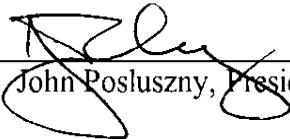
4. Claimant last performed work under the Contract on or about November 09, 2023. Owner and/or Authorized Agent has breached the contract by failing to pay the Lien Claimant for money justly due Lien Claimant under the contract when the same should have been paid.

5. That the Lien Claimant is entitled to its construction labor and material charges in the sum of \$2,340.00 pursuant to the terms of the Agreement between the Claimant and the Authorized Agent for which the Owner benefited.

6. That the balance due and owing to the Lien Claimant after applying all just credits and payments is the sum of \$2,340.00, with interest, and/or statutory interest and attorneys' fees, for which the claimant CLAIMS A LIEN ON SAID PREMISES, LAND, AND IMPROVEMENTS.

PARKWAY ELEVATORS, INC.

By: \_\_\_\_\_

  
John Posluszny, President

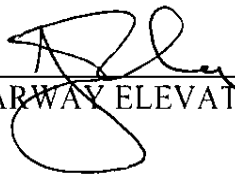
**This document was prepared by,  
And after recording should be returned to,  
John J. Conway, Esq. of  
Sullivan, Hincks & Conway  
120 West 22<sup>nd</sup> Street, Suite 100  
Oak Brook, IL 60523  
(630) 573-5021**

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## AFFIDAVIT


STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

This affiant being first duly sworn on oath, deposes and states, that he is the President of Parkway Elevators, Inc., the lien claimant, that he has read the above and foregoing lien claim; that he has knowledge of the contents thereof and that the same is true.

  
\_\_\_\_\_  
PARWAY ELEVATORS, INC.

SUBSCRIBED AND SWORN  
to before me this 9th day  
of February 2024.



  
\_\_\_\_\_  
Notary Public

Property of Cook County Clerk's Office

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## Exhibit A

### TRACT 1:

THAT PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1930 AS DOCUMENT 10667452, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH. THENCE WEST ON AN ASSIGNED AZIMUTH OF 270 DEGREES. 00 MINUTES. 00 SECONDS, ALONG THE NORTH LINE OF SAID 35TH STREET, 526.77 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING OF AN AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS ALONG THE NORTH LINE OF 35TH STREET, A DISTANCE OF 372.53 FEET; THENCE ON AZIMUTH OF 00 DEGREES, 01 MINUTES, 00 SECONDS, A DISTANCE OF 140.24 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 13.84 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 261.47 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 4.40 FEET, THENCE ON AN AZIMUTH OF 00 DEGREE, 01 MINUTE. 00 SECONDS A DISTANCE OF 38.00 FEET TO THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTE, 00 SECONDS, ALONG SAID CENTERLINE AND FOUNDATION WALL, AND CENTERLINE EXTENDED EAST, A DISTANCE OF 354.30 FEET TO A POINT, WHICH BEARS AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECOND FROM THE POINT OF BEGINNING; THENCE ON AN AZIMUTH OF 180 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 439.60 FEET TO THE POINT OF BEGINNING.

### TRACT 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION THEREIN ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1990 AS DOCUMENT 10667452, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERESCTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS. 33.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS

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DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH; THENCE WEST ON AN ASSIGNED AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS, ALONG THE NORTH LINE OF SAID 35TH STREET, A DISTANCE OF 526.77 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 439.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL FOR A POINT OF BEGINNING. THENCE CONTINUING ON AN AZIMUTH OF 00 DEGREES, 01 MINUTE, 00 SECONDS, A DISTANCE OF 386.74 FEET THENCE OF AN AZIMUTH OF 23 DEGREES. 21 MINUTES, 52 SECONDS, A DISTANCE OF 83.73 FEET; THENCE ON AN AZIMUTH OF 67 DEGREED, 28 MINUTES, 17 SECONDS, A DISTANCE OF 83.74 FEET; THENCE ON AN AZIMUTH OF 339 DEGREES, 14 MINUTES, 27 SECONDS A DISTANCE OF 46.06 FEET; THENCE ON AN AZIMUTH OF 68 DEGREES, 15 MINUTES, 58 SECONDS, A DISTANCE OF 43.44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 295.11 FEED, CENTRAL ANGLE 18 DEGREES, 28 MINUTES, 35 SECONDS, A DISTANCE OF 95.17 FEET; THENCE ON AN AZIMUTH OF 49 DEGREES, 47 MINUTES, 23SECONDS, 33.91 FEET; THENCE ON AN AZIMUTH OF 36 DEGREES, 15 MINUTES, 07 SECONDS, A DISTANCE OF 275.76 FEET TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL; THENCE ON AN AZIMUTH OF 248 DEGREES, 27 MINUTES, 00 SECONDS ALONG SAID SOUTHERLY LINE, A DISTANCE OF 976.31 FEET TO THE NORTHEAST CORNER OF LOT 4 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1957 AS DOCUMENT 16966716; THENCE SOUTH THROUGH THE FOLLOWING TEN (10) COURSES ALONG THE EAST LINES OF SAID CAMPBELL SOUP COMPANY'S SUBDIVISION: THENCE ON AN AZIMUTH OF 214 DEGREES, 13 MINUTES, 38 SECONDS, A DISTANCE OF 165.36 FEET; THENCE OF AN AZIMUTH OF 179 DEGREES, 59 MINUTES, 58 SECONDS, A DISTANCE OF 311.98 FEET; THENCE OF AN AZIMUTH OF 89 DEGREES, 56 MINUTES, 10 SECONDS, A DISTANCE OF 18.00 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES. 00 SECONDS A DISTANCE OF 94.00 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A DISTANCE OF 23.00 FEET. THENCE ON AN AZIMUTH OF 180 DEGREES. 00 MINUTES, 00 SECONDS. A DISTANCE OF 106.00 FEET; THENCE ON AN AZIMUTH OF 236 DEGREES, 06 MINUTES, 50 SECONDS, A DISTANCE OF 49.39 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES, 00 MINUTES 00 SECONDS, A DISTANCE OF 127.65 FEET; THENCE ON AN AZIMUTH OF 270 DEGREES, 00 MINUTES, 00 SECONDS. A DISTANCE OF 3.95 FEET; THENCE ON AN AZIMUTH OF 180 DEGREES. 00 MINUTES. 00 SECONDS. A DISTANCE OF 125.00 FEET TO THE NORTHLINE OF WEST 35TH STREET. AFORESAID; THENCE EAST. ALONG SAID NORTH LINE, A DISTANCE OF 227.45 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTES, 00 SECONDS, A DISTANCE OF 140.24 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTES. 00 SECONDS, A DISTANCE OF 13.84 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES, 01 MINUTES, 00 SECONDS, A DISTANCE OF 261.47 FEET; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTES, 00 SECONDS, A DISTANCE OF 4.40 FEET: THENCE ON AN

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AZIMUTH OF 00 DEGREES, 01 MINUTES, 00 SECONDS, A DISTANCE OF 38.00 FEET TO THE CENTERLINE OF A 24 INCH CONCRETE FOUNDATION WALL; THENCE ON AN AZIMUTH OF 90 DEGREES, 01 MINUTES. 00 SECONDS ALONG SAID CENTERLINE AND FOUNDATION WALL, AND. SAID CENTERLINE EXTENDED EAST, A DISTANCE OF 354.30 FEET TO THE POINT OF BEGINNING.

TRACT 3:

LOTS 2 AND 4 IN CAMPBELL SOUP COMPANY'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1957 AS DOCUMENT 16966716, IN COOK COUNTY, ILLINOIS.

TRACT 4:

TOGETHER WITH THE TERMS AND PROVISIONS OF THAT EASEMENT AGREEMENT SET FORTH AS DOCUMENT NO. 93280727, IN COOK COUNTY, ILLINOIS.

TRACT 5:

NON-EXCLUSIVE, PERPETUAL EASEMENT OVER AND ACROSS A STRIP OF LAND REFERRED TO AS EASEMENT #5 AS SET FORTH AND DEPCITED IN THAT DECLARATION OF EASEMENTS FOR INGRESS, EGRESS AND ACCESS RECORDED AS DOCUMENT NO. 93280729, IN COOK COUNTY, ILLINOIS.

TRACT 6:

TOGETHER WITH THE RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND, AS RECITED IN EASEMENT FOR USE OF RAILROAD TRACKS SET FORTH AS DOCUMENT NO. 93280728, IN COOK COUNTY, ILLINOIS.