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IN THE OFFICE OF THE
RECORDER OF DEEDS FOR
COOK COUNTY, ILLINOIS

Doc#: 2410714037 Fee: \$66.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/16/2024 9:37 AM Pg: 1 of 6

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE UNDERSIGNED CLAIMANT, JMS Electric, Inc. ("Claimant"), an Illinois corporation whose principal office is located at 871 E. State Parkway, Schaumburg, IL, 60173 hereby records a Subcontractor's Claim for Mechanics Lien against, Our Revival Chicago, LLC ("Owner"), with an office at 1030 W. Chicago Ave., Suite 300, Chicago, IL 60642, Southside Revival NFP, with an office at 1030 W. Chicago Ave., Suite 300, Chicago, IL 60642, Our Revival Chicago Operating Company, LLC, with an office at 921 W. 34th Street, Chicago, IL 60608, Central State Bank ("Bank") with an office at 109 West Main Street, State Center, Iowa 50247, James McHugh Construction Co. ("McHugh"), with an office at 1737 S. Michigan Ave., Chicago, IL 60616 and, all other persons or entities having or claiming an interest in the below described real estate, and in support thereof states as follows:

1. Upon information and belief, Our Revival Chicago, LLC ("Owner") is the record property owner of the following described real estate and improvements in Cook County, Illinois, commonly known as 3506, 3508-3516, 3518, and 3520 S. Halsted Street, Chicago, Illinois:

See legal description attached hereto as Exhibit A

and having the following Permanent Index Numbers: 17-32-404-019-0000, 17-32-404-025-0000, 17-32-404-026-0000, and 17-32-404-027-0000 (collectively referred to herein as the "Property").

2. Owner, along with Our Revival Chicago Operating Company, LLC, and Southside Revival NFP (all three entities collectively referred to as "Developers") are parties to a Ramova Theater Redevelopment Agreement with the City of Chicago, through its Department of Planning and Development. Part of the Redevelopment Agreement includes the construction of renovations to the Ramova Theater, as well as the construction of an adjoining brewery and restaurant.

3. Upon information and belief, Owner either (a) on its own, or, (b) by and through the Developers, an agent, or someone knowingly authorized by Owner or Developers to enter into agreements related to the improvement of the Property, entered into a construction contract ("General Contract") with McHugh for McHugh to furnish labor, material, and equipment to renovate the Ramova Theater and construct a restaurant and brewery on the Property (the "Project").

4. McHugh entered into a subcontract with Claimant for Claimant to furnish and install electrical materials, equipment, and systems for the construction of the Project ("Claimant's Subcontract").

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The original Claimant's Subcontract price was Two Million Eighty-Four Thousand Three Hundred Sixty Dollars (\$2,084,360.00).

5. McHugh, with the consent and knowledge of the Owner and Developers, directed Claimant to perform additional and changed services in the aggregate amount of Three Hundred Seventy-Eight Thousand Six Hundred Fifty Dollars (\$378,650.00), thereby increasing and adjusting the Claimant's Subcontract price to Two Million Four Hundred Sixty-Three Thousand and Ten Dollars (\$2,463,010.00).

6. Claimant furnished and installed on the Property the electrical materials, equipment, and systems required under the Claimant's Subcontract, thereby improving the Property as part of the construction of the Project to the full value of its adjusted Subcontract price of Two Million Four Hundred Sixty-Three Thousand and Ten Dollars (\$2,463,010.00). Claimant's last day of work was no earlier than January 5, 2024, although certain of Claimant's scope of work under Claimant's Subcontract remains to be completed as of the date this claim for mechanics lien is recorded.

7. Claimant has been paid Two Million Two Hundred Sixty-Three Thousand One Hundred Sixty-Five Dollars and Twenty-Two Cents (\$2,263,165.22). Claimant is due and owed One Hundred Ninety-Nine Thousand Eight Hundred Forty-Four Dollars and Seventy-Eight Cents (\$199,844.78), for which amount, with interest, Claimant claims a mechanics lien under the Illinois Mechanics Lien Act on and against the Property and all improvements located thereon, and on the monies or other considerations due or to become due to McHugh for the improvements to the Property pursuant to McHugh's General Contract with Owner described herein.

8. Upon information and belief, the labor, materials, and equipment furnished by Claimant for said work and in the improvement of the aforementioned Property were performed with the knowledge, consent and authority of the Owner and McHugh, and any other agent or entity of the Owner authorized to contract with McHugh for improvements to the Property.

9. To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received are hereby revoked.

JMS Electric, Inc.

By: 


Print Name: Nick Santoro

Print Title: President

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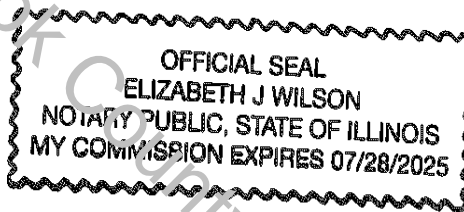
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The Affiant, Nick Santoro, being first duly sworn, on oath deposes and says that he is the President of JMS Electric, Inc., Claimant, and that he has read the foregoing Subcontractor's Claim for Mechanics Lien and knows the contents thereof and that all statements therein contained are true.

By: 
Print Name: Nick Santoro
Print Title: President

Subscribed and sworn to before me
This 4th day of April, 2024.


Notary Public



Prepared by and return to:
Ryan Hiss
Laurie & Brennan, LLP
Two North Riverside Plaza, Suite 1750
Chicago, Illinois 60606
RHiss@lauriebrennan.com

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EXHIBIT A PROPERTY LEGAL DESCRIPTION

PARCEL I:

THAT PART OF LOTS 4 TO 8 IN BLOCK 1 IN GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE EAST AT RIGHT ANGLES THERETO 95.09 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 98.69 FEET; THENCE EAST AT RIGHT ANGLES THERETO 54.91 FEET TO A POINT ON THE EAST LINE OF LOT 7 AFORESAID 32.38 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOTS 7 AND 8 AFORESAID 32.38 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE WEST ALONG THE SOUTH LINE OF LOT 8 AFORESAID TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOTS 4 TO 8 AFORESAID TO THE NORTHWEST CORNER OF LOT 4, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-32-404-128-0000

Common address: 3518 South Halsted Street Chicago, Illinois

PARCEL II:

LOT 9 IN BLOCK 1 IN SUBDIVISION BY GEORGE W. GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-32-404-019-0000

Common address: 3520 South Halsted Street, Chicago, Illinois

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3506 South Halsted Street Legal Description

PARCEL 1:

LOT 3 IN BLOCK 1 IN GAGE AND OTHERS SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 4, 5, 6, AND 7 IN BLOCK 1 IN GAGE AND OTHERS SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 AFORESAID; THENCE EAST ALONG THE NORTH LINE OF LOT 4, 95.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ALONG A LINE AT RIGHT ANGLES TO SAID NORTH LINE OF LOT 4, TO SAID LINE'S INTERSECTION WITH A LINE 50.08 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 8, IN GAGE AND OTHERS SUBDIVISION AFORESAID; THENCE EAST AT RIGHT ANGLES THERETO 12.97 FEET THENCE NORTH AT RIGHT ANGELES THERETO TO THE NORTH LINE OF LOT 4; THENCE WEST ALONG SAID NORTH LINE OF LOT 4 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

17-32-404-027-0000

3508-3516 South Halsted Street Legal Description

PARCEL 1: THAT PART OF LOTS 3 TO 7 INCLUSIVE IN BLOCK 1 IN GAGE AND OTHERS SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTH EAST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 3 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOTS 3 AND 4 AFORESAID 26.19 FEET; THENCE EAST AT RIGHT ANGLES THERETO 32.44 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 4.97 FEET; THENCE EAST AT RIGHT ANGLES THERETO 23.0 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 5.67 FEET; THENCE EAST AT RIGHT ANGLES THERETO 12.20 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 1.60 FEET; THENCE EAST AT RIGHT ANGLES THERETO 27.45 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 98.69 FEET; THENCE EAST AT RIGHT ANGLES THERETO 54.91 FEET TO A POINT ON THE EAST LINE OF LOT 7 AFORESAID 32.38 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 8 AFORESAID AND THE POINT OF BEGINNING; THENCE WEST AT RIGHT ANGLES THERETO 54.91 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 17.70 FEET; THENCE EAST AT RIGHT

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ANGLES THERETO 12.97 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 80.15 FEET; THENCE EAST AT RIGHT ANGLES THERETO 41.94 FEET TO A POINT ON THE EAST LINE OF SAID LOTS 26.25 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 3 AFORESAID; THENCE SOUTH ALONG SAID EAST LINE 97.85 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER THAT PART OF LOTS 3 TO 8 INCLUSIVE IN BLOCK 1 IN GAGE AND OTHERS SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF LOTS 3 AND 4 AFORESAID 26.19 FEET; THENCE EAST AT RIGHT ANGLES THERETO 32.44 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 4.97 FEET; THENCE EAST AT RIGHT ANGLES THERETO 23.0 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 5.67 FEET; THENCE EAST AT RIGHT ANGLES THERETO 12.20 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 1.60 FEET; THENCE EAST AT RIGHT ANGLES THERETO ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A" 27.45 FEET; THENCE SOUTH AT RIGHT ANGLES THERETO 80.99 FEET; THENCE EAST AT RIGHT ANGLES THERETO 12.97 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 86.89 FEET; THENCE NORTHWESTERLY 10.40 FEET TO A LINE 13.10 FEET NORTH OF AND PARALLEL WITH LINE "A" AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE 35.56 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 5.85 FEET; THENCE WEST AT RIGHT ANGLES THERETO 11.0 FEET; THENCE NORTH AT RIGHT ANGLES THERETO 6.40 FEET TO A POINT IN THE NORTH LINE OF LOT 3 AFORESAID 53.69 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE 53.69 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING ABOVE A HORIZONTAL PLANE THAT IS 8.0 FEET ABOVE THE CONCRETE COURTYARD PAVEMENT) IN COOK COUNTY, ILLINOIS, AS CREATED BY A DEED FROM RAMOVA REALTY, INC. TO DROVERS BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 27, 1984 AND KNOWN AS TRUST NUMBER 84037, RECORDED JULY 3, 1984 AS DOCUMENT 27156996, AND RE-RECORDED DECEMBER 9, 1985 AS DOCUMENT 85315963, AND EASEMENT AGREEMENT RECORDED JULY 3, 1984 AS DOCUMENT 27156995 AND RE-RECORDED DECEMBER 9, 1985 AS DOCUMENT 85375962, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-32-404-025-0000