

# UNOFFICIAL COPY

MECHANIC'S LIEN:  
CLAIM

Doc#: 2414924186 Fee: \$64.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/28/2024 10:04 AM Pg: 1 of 4

STATE OF ILLINOIS    }  
  }  
COUNTY OF Cook    }

C.R. Schmidt, Inc.

**CLAIMANT**

-VS-

601W South Canal LLC  
Bank OZK  
Hard Surface Finishers, Inc

**DEFENDANT(S)**

The claimant, **C.R. Schmidt, Inc.** of War enville, IL, 60555 County of **DuPage**, hereby files a claim for lien against **Hard Surface Finishers, Inc.**, contractor of 904 S. Roselle Road, # 406, Schaumburg, IL and **601W South Canal LLC** New York, NY 10001 **{hereinafter referred to as "owner(s)"}** and **Bank OZK** Dallas, TX 75225 **{hereinafter referred to as "lender(s)"}** and any persons claiming an interest in the premises herein and states:

That on **4/13/2023**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address:           **Canal Station 801 S. Canal Street Chicago, IL 60607**

A/K/A:                      **See attached legal description Exhibit "A"**

A/K/A:                      **Tax# 17-16-321-003**

and **Hard Surface Finishers, Inc.** was the owner's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner(s) property with the owner(s) authority or knowing permission. That on or about **4/13/2023**, said contractor made a subcontract with the claimant to provide **labor and material for sand set concrete paver installation** for and in said improvement, and that on or about **1/31/2024** the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

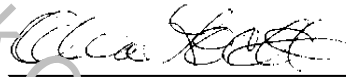
Original Contract Amount	\$148,225.00
Change Orders/Extras	\$2,912.00
Credits	\$ .00
Work Not Performed	\$ .00
Payments	\$75,776.47
Total Balance Due	\$75,360.53

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Seventy Five Thousand Three Hundred Sixty Dollars and 53/100 (\$75,360.53) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

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. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on May 24, 2024.

**C.R. Schmidt, Inc.**



Olivia Lockett, President

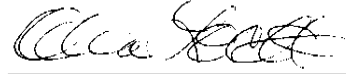
Prepared By and Mail To:

**Olivia Lockett**  
**C.R. Schmidt, Inc.**  
**3S215 Talbot Ave.**  
**Warrenville, IL 60555**

### VERIFICATION

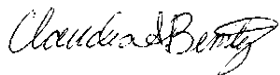
State of IL  
County of DuPage

The affiant, Olivia Lockett, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.



Olivia Lockett, President

Subscribed and sworn before me this May 24, 2024.



Notary Public's Signature



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## EXHIBIT A

### Land Description

ALL OF THE BELOW DESCRIBED PROPERTY LOCATED IN COOK COUNTY, ILLINOIS:

PARCEL 1:

THAT PART OF LOT 22 IN RAILROAD COMPANIES' RESUBDIVISION OF BLOCKS 62 TO 76, BOTH INCLUSIVE, 78 AND PARTS OF BLOCKS 61 AND 77 IN CERTAIN VACATED STREETS AND ALLEYS IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 1924 AS DOCUMENT 833975), DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PREVIOUSLY MENTIONED LOT 22; THENCE ALONG THE WEST LINE OF LOT 22, NORTH 00 DEGREES, 24 MINUTES, 43 SECONDS EAST (ALL BEARINGS ARE ASSUMED) A DISTANCE OF 787.54 FEET TO THE NORTH WEST CORNER OF LOT 22; THENCE ALONG SAID NORTH LINE OF LOT 22, SOUTH 89 DEGREES, 06 MINUTES, 49 SECONDS EAST A DISTANCE OF 257.35 FEET; THENCE LEAVING MENTIONED LOT LINE, FOLLOWING AND PARALLEL TO AN EXISTING TRACK SOUTH 04 DEGREES, 42 MINUTES 15 SECONDS EAST A DISTANCE OF 95.36 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A DELTA OF 6 DEGREES, 21 MINUTES, 35 SECONDS, A RADIUS OF 589.56 FEET A CHORD LENGTH OF 65.41 FEET AND AN ARC LENGTH OF 65.44 FEET; THENCE SOUTH 01 DEGREES, 39 MINUTES, 20 SECONDS WEST A DISTANCE OF 144.01 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A DELTA OF 6 DEGREES, 21 MINUTES, 35 SECONDS, A RADIUS OF 618.06 FEET, A CHORD LENGTH OF 68.57 FEET AND AN ARC LENGTH OF 68.60 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 92.97 FEET; THENCE LEAVING RELATIONSHIP TO SAID EXISTING TRACK SOUTH 85 DEGREES, 17 MINUTES, 45 SECONDS WEST A DISTANCE OF 9.94 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 85 DEGREES, 17 MINUTES, 45 SECONDS WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 48.00 FEET; THENCE NORTH 85 DEGREES 17 MINUTES, 45 SECONDS EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 40.00 FEET; THENCE NORTH 85 DEGREES, 17 MINUTES, 45 SECONDS EAST A DISTANCE OF 9.94 FEET; THENCE SOUTH 04 DEGREES, 42 MINUTES, 15 SECONDS EAST A DISTANCE OF 35.35 FEET TO A POINT ON THE SOUTH LOT LINE OF PREVIOUSLY MENTIONED LOT 22; THENCE WITH SAID LOT LINE NORTH 89 DEGREES, 11 MINUTES, 23 SECONDS WEST A DISTANCE OF 304.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS (WHICH PARCEL INCLUDES WITHIN ITS NORTH 40 FEET POLK STREET AS WIDENED BY EASEMENT DEPICTED ON THE PLAT OF RAILROAD COMPANIES RESUBDIVISION AFORESAID).

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## PARCEL 2:

THE EAST 1/2 OF CANAL STREET (80 FEET WIDE LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOT 22 AND SAID LINE EXTENDED NORTH), LYING NORTH OF THE NORTH LINE OF TAYLOR STREET, AND SOUTH OF THE CENTER LINE OF ORIGINAL POLK STREET (40.0 FEET WIDE) IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PORTION FALLING WITHIN PARCEL 1, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THE SOUTH 1/2 OF ORIGINAL POLK STREET (40.0 FEET WIDE LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 22), LYING EAST OF THE WESTERLY LINE OF SAID LOT 22 EXTENDED NORTH, AND WEST OF A LINE BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 22 DISTANT 257.35 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING THENCE NORTH, PERPENDICULAR TO LAST DESCRIBED LINE, TO THE CENTER OF SAID ORIGINAL POLK STREET IN THE SOUTHWEST 1/4 OF SAID SECTION 16.

## PARCEL 4:

NON-EXCLUSIVE PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS AND INGRESS AS CREATED BY EASEMENT AGREEMENT DATED AS OF MARCH 16, 2005 AND RECORDED JUNE 21, 2007 AS DOCUMENT 0717239114, BY AND AMONG LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 12, 1986 AND KNOWN AS TRUST NUMBER 66603, CANAL/TAYLOR CENTRAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CANAL/TAYLOR SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NORTRUST REALTY MANAGEMENT, INC., THE NORTHERN TRUST COMPANY, NORTHERN INVESTMENT CORPORATION, AND BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT FOR THE LENDERS UNDER THAT CERTAIN CONSTRUCTION LOAN AGREEMENT DATED AS OF DECEMBER 23, 2004, AS AMENDED, OVER THAT PORTION OF LOT 23 OF THE SAID RAILROAD COMPANIES' RESUBDIVISION RECORDED MARCH 29, 1924 AS DOCUMENT 8339751, AND OVER LAND NORTH AND ADJOINING SAID LOT 23, IN COOK COUNTY, ILLINOIS, AS FOLLOWS:

OVER AND ACROSS THE NORTHERNMOST 14 FEET OF THE "SOUTH PARCEL" AS DESCRIBED THEREIN; AND

OVER AND ACROSS THAT PART OF THE "CENTRAL PARCEL," AS DESCRIBED THEREIN, AND RESTRICTED TO THAT PORTION WHICH IS PAVED FOR SUCH INGRESS AND EGRESS, PROCEEDING AT GRADE LEVEL UNDERNEATH THE RECONSTRUCTED TAYLOR STREET VIADUCT, LYING EAST OF A LINE 250 FEET EAST OF THE WESTERN BOUNDARY OF "CENTRAL PARCEL."