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Cook County Recorder 15.50



**THIS INSTRUMENT
PREPARED BY AND AFTER
RECORDING SHOULD BE
RETURNED TO:**

Gregory A. Thorpe, Esq.
Kubasiak, Cremieux, Fylstra,
Reizen & Rotunno, P.C.
Two First National Plaza
20 South Clark Street
Suite 2900
Chicago, Illinois 60603

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SUBCONTRACTOR'S CLAIM FOR LIEN

The Claimant, Wolverine Fire Protection Co., a Michigan corporation ("Claimant"), with an address of 625 West University Drive, Suite A, Arlington Heights, Illinois 60004, hereby files its Subcontractor's Claim for Mechanic's Lien against Montgomery Ward Development Corporation and Montgomery Ward Development LLC (individually and collectively referred to herein as "Owner"), USG Annuity & Life Company and General Electric Capital Corporation (individually and collectively referred to herein as "Lender"), Glenn H. Johnson Construction Company, Inc. ("General Contractor"), and any person claiming an interest in the Property (as hereinafter described) by, through or under the Owner.

Claimant states as follows:

1. On or about April 6, 2000, and subsequently thereto, Owner owned fee simple title to the real estate (including all land and improvements thereon) located in Cook County, Illinois, commonly known as 2939 West Addison Street, Chicago, Illinois and legally described on Exhibit A attached hereto and made a part hereof ("Property"). The Permanent Real Estate Index Number for the Property is 13-24-305-016-0000 and/or 13-24-305-027.

2. General Contractor entered into a contract with Owner to perform work on the Property, and Claimant's work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized General Contractor to enter into subcontracts for the improvement of the Property. Alternatively, Owner knowingly permitted General Contractor to enter into subcontracts for the improvement of the Property.

3. Claimant entered into a Subcontract Agreement ("Subcontract") dated as of April 6, 2000, with General Contractor pursuant to which Claimant agreed to provide all necessary labor, material and work for addition and relocation of fire sprinkler system as required for the renovation of the existing two story building on the Property for the original contract amount of \$104,100.00.

4. Claimant performed additional work pursuant to request of General Contractor in the amount of \$2020.00 making the Subcontract sum \$106,120.00.

5. Claimant has completed all work required to be done under the Subcontract. Claimant has been paid the sum of \$82,152.00, leaving a principal balance of \$23,968.00 due and owing to Claimant, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

6. Claimant last performed work under the Subcontract on October 20, 2000.

7. Claimant has previously duly served its ninety (90) day notice pursuant to the Illinois Mechanic's Lien Act.

8. Claimant claims a Mechanic's Lien in the amount of \$23,968 plus interest on and against the Property.

Dated: February 15, 2001.

WOLVERINE FIRE PROTECTION CO.,
a Michigan corporation

By: [Signature]
Its: Attorney in Fact

STATE OF ILLINOIS)
)
COUNTY OF COOK)

VERIFICATION

Scott A. Browdy being first duly sworn on oath states that he is the Attorney in Fact of Claimant, Wolverine Fire Protection Co., a Michigan corporation; that he is authorized to sign this Verification to the foregoing Subcontractor's Claim for Mechanic's Lien; that he has read the Subcontractor's Claim for Mechanic's Lien and that the statements contained therein are true.

WOLVERINE FIRE PROTECTION CO.,
a Michigan corporation

By: Att H-1
Its: Attorney in Fact

Subscribed and sworn to before me
this 15 day of February, 2001

Susan Weber
NOTARY PUBLIC



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Legal Description

Site #47 99249291
Addison Mall
2939 W. Addison
Chicago, IL
Cook County

PARCEL 1:

BLOCKS 3 AND 4 TAKEN AS A TRACT (EXCEPT THE SOUTH 33.0 FEET THEREOF AND EXCEPT THE SOUTH 115.0 FEET OF THE NORTH 563.0 FEET OF THE EAST 335.0 FEET AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF AND EXCEPT THE NORTH 448.0 FEET OF THE EAST 213.57 FEET, AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF, AND EXCEPT THE NORTH 123.0 FEET OF THE WEST 90.0 FEET OF THE EAST 450.0 FEET AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF) IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S THIRD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN ON PLAT RECORDED JULY 5, 1905 IN BOOK 90 OF PLATS, AT PAGE 11, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY RECIPROCAL CONSTRUCTION OPERATING AND EASEMENT AGREEMENT MADE BY FIRST AMERICAN REALTY COMPANY AND MONTGOMERY WARD COMPANY, INCORPORATED, RECORDED OCTOBER 25, 1985 AS DOCUMENT 85253987, AS AMENDED BY CERTIFICATION RECORDED MARCH 1, 1994 AS DOCUMENT 94193830, FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING AND TO INSTALL AND MAINTAIN AND REPLACE UTILITY FACILITIES UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

THE SOUTH 115.0 FEET OF THE NORTH 563.0 FEET OF THE EAST 335.0 FEET (AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF) AND THE NORTH 448.0 FEET OF THE EAST 213.57 FEET (AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF) OF BLOCKS 3 AND 4 TAKEN AS A TRACT IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S THIRD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN ON PLAT OF RECORDED JULY 5, 1905 IN BOOK 90 OF PLATS, AT PAGE 11, IN COOK COUNTY, ILLINOIS;

AND

THE NORTH 123.0 FEET OF THE WEST 90.0 FEET OF THE EAST 450.0 FEET (AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF) OF BLOCKS 3 AND 4 TAKEN AS A TRACT IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S THIRD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN ON PLAT OF JULY 5, 1905, IN BOOK 90 OF PLATS, AT PAGE 11, IN COOK COUNTY, ILLINOIS.

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P.I.N. 13-24-305-027-000

2939 W. Addison
Chicago, Illinois