

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

Stephen E. Ray  
John-Paul Lujan  
Stein, Ray & Harris  
222 West Adams Street, Suite 1800  
Chicago, Illinois 60606  
(312) 641-3700



**SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN**

The claimant, Financial Benefits Insurance Company, an Illinois corporation, which has an office at 10 South LaSalle Street, 12<sup>th</sup> Floor, Chicago, Illinois ("Financial Benefits"), as assignee and subrogee of the International Brotherhood of Electrical Workers Local Number 134, AFL-CIO ("IBEW Local 134"), The Electrical Insurance Trustees ("EIT"), The National Electrical Benefit Fund ("NEBF") and certain members of the IBEW Local 134 who were employees of Lakewood Electric Incorporated ("Employees"), hereby files its Subcontractor's Notice and Claim for Mechanics Lien and claims a mechanic's lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate and against Lakewood Electric Incorporated which has an office at 630 Morse Avenue, Elk Grove Village, Illinois 60007 ("Lakewood"), electrical subcontractor; Fredrickson KRJ Construction, Inc., which has an office at 233 South Wacker, Sears Tower Suite 5430, Chicago, Illinois ("Fredrickson"), general contractor; Pensacola Associates, LLC ("Owner"), owner of the Real Estate (as hereinafter described); and any person or entity claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Financial Benefits states as follows:

1. On or about August 12, 1999, and continuing thereafter, Owner owned fee simple title to the real estate (including all land improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as 4355 North Sheridan Road, Chicago, Illinois and legally described as follows:

(See Legal Description attached as Exhibit A)

The Real Estate Tax Numbers are: 14-17-405-003-0000; 14-17-405-006-0000 ; 14-17-405-008-0000; 14-17-405-011-0000; 14-17-406-001-0000; and 14-17-406-002-0000.

Address: 4355 North Sheridan Road, Chicago, Illinois  
Pin Nos.: 14-17-405-003-0000; 14-17-405-006-0000 ; 14-17-405-008-0000; 14-17-405-011-0000; 14-17-406-001-0000; and 14-17-406-002-0000.

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2. Fredrickson entered into a general contract, as general contractor, with Owner, or with an entity knowingly permitted or authorized by Owner to enter into general contracts for the improvement of the Real Estate.

3. On or about August 9, 2000, Fredrickson as general contractor made a written subcontract with Lakewood to provide electrical materials and labor for the improvement of the Real Estate.

4. On or about August 9, 2000 and continuing thereafter, Lakewood entered into oral agreements to employ the Employees to provide electrical labor for the improvements of the Real Estate, subject to the collective bargaining agreement described below. Lakewood agreed to pay the required wages to the Employees for their work on the Project.

5. On or about July 28, 2000, Lakewood and Local IBEW 134 entered into certain collective bargaining agreements under which Lakewood was obligated to make payments and contributions to the IBEW Local 134, the EIT, the NEBF on behalf of the Employees.

6. Financial Benefits, through its agent and attorney in fact C.W. Olson & Company, executed certain bonding agreements known as Bond No. DOL 231366/81317 and Bond No. DOL 231366/81317-C (the "Bonds"), as Surety, with Lakewood as Principal, for the benefit of Local 134, the EIT, the NEBF and the Employees, as Obligees.

7. On or after January 17, 2001 the Employees completed their provision of the labor on the electrical work required by Lakewood for the improvement of the Real Estate.

8. Financial Benefits has made payments under the terms of the Bonds for amounts due and owing from Lakewood to the IBEW Local 134, the EIT, the NEBF and the Employees for net wages (\$8,316.92) and certain benefit contributions (\$8,919.78) for the labor provided for the improvement of the Real Estate by the Employees and under the terms of the collective bargaining agreements. The IBEW Local 134, the EIT, the NEBF and the Employees have assigned their lien and other rights against the Real Estate, Lakewood, Fredrickson, Owner and others, and Financial Benefits is their subrogee.

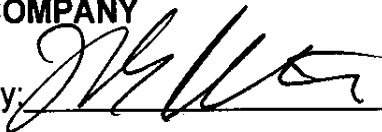
9. There is currently due, unpaid and owing to Financial Benefits therefor, after allowing all credits, the sum of \$17,236.70 (\$8,316.92 + 8,919.78) for which, with interest at rate of 10% per annum, Financial Benefits claims a lien on the improvements, the Real Estate, and against the moneys or other consideration due or to become due to Lakewood or Fredrickson from Owner.

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Dated this 7<sup>th</sup> day of May 2001

**FINANCIAL BENEFITS INSURANCE  
COMPANY**

By: 

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Address: 4355 North Sheridan Road, Chicago, Illinois  
Pin Nos.: 14-17-405-003-0000; 14-17-405-006-0000 ; 14-17-405-008-0000; 14-17-405-011-0000; 14-17-406-001-0000; and 14-17-406-002-0000.

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**AFFIDAVIT**

STATE OF ILLINOIS     )  
  )  
  )     SS:  
COUNTY OF COOK     )

Frank Szatkowski, being first duly sworn, deposes and states that he is the Bond Manager for C.W. Olson & Company which is the agent and attorney in fact for Financial Benefits Insurance Company ("Financial Benefits"), that he is duly authorized to make this Affidavit on Financial Benefits behalf and that he has read the foregoing Subcontractor's Notice and Claim for Mechanic's Lien and knows the contents thereof, and that the statements contained therein are true.

By: *Frank Szatkowski*  
Title: Bond Manager

Subscribed and sworn to before me  
this 7th day of May, 2001.

*Patricia A. Ziola*  
Notary Public



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John-Paul Lujan  
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TRACT INDEX SEARCH

Additional Tax Numbers:

Order No.: 1401 S9548960 SP

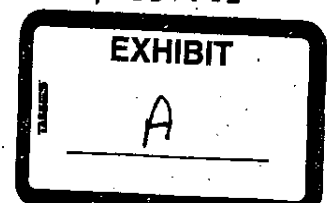
Legal Description:

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THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF VARIOUS AND SUNDRY LOTS AND BLOCKS; TOGETHER WITH ALL OF VACATED PENSACOLA AVENUE FALLING WITH A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF NORTH HAZEL STREET WITH THE SOUTH LINE OF WEST MONTROSE AVENUE, BEING ALSO THE NORTHEAST CORNER OF LOT 1 IN SIMONDS AND STEARNS' MONTROSE BOULEVARD AND FREMONT STREET SUBDIVISION IN SECTION 17, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1900 AS DOCUMENT 2922612; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG SAID SOUTH LINE OF WEST MONTROSE AVENUE, 584.85 FEET TO THE EAST LINE OF SHERIDAN ROAD (FORMERLY SHEFFIELD AVENUE), AS WIDENED; THENCE SOUTH 00 DEGREE, 10 MINUTES, 45 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 218.81 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF NORTH BROADWAY; THENCE SOUTH 24 DEGREES, 30 MINUTES, 25 SECONDS EAST ALONG SAID LAST DESCRIBED LINE AND SAID LINE EXTENDED, 206.89 FEET TO AN INTERSECTION WITH A LINE 62.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF BLOCK 1. AS MEASURED ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK 1, IN POST AND SIMON'S PARTITION IN SECTION 17, AFORESAID ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 23, 1876 AS DOCUMENT 115561; THENCE NORTH 65 DEGREES, 29 MINUTES, 35 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 209.63 FEET TO A POINT ON SAID PARALLEL LINE, 64.50 FEET SOUTHWESTERLY OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST LINE OF BLOCK 1 IN POST AND SIMON'S PARTITION, AFORESAID (SAID INTERSECTION BEING HEREINAFTER REFERED TO AS "POINT A"); THENCE NORTH 89 DEGREES, 49 MINUTES, 15 SECONDS EAST, 58.81 FEET TO A POINT ON THE EAST LINE OF BLOCK 1 IN POST AND SIMON'S PARTITION, AFORESAID, SAID POINT BEING 26.57 FEET SOUTH OF "POINT A"; THENCE SOUTH 00 DEGREE, 13 MINUTES, 00 SECOND EAST, 31.02 FEET TO AN INTERSECTION WITH A LINE, 10.0 FEET (AS MEASURED AT RIGHT ANGLES) NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF LOTS 6 AND 7 IN O. C. SIMOND'S SUBDIVISION OF SECTION 17, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 20, 1886 AS DOCUMENT 709031, (THE SOUTHEASTERLY LINE OF SAID LOTS 6 AND 7, BEING INDENTICAL WITH PART OF THE NORTHWESTERLY LINE OF LOTS 7, 8 AND 9 IN BUENA PARK SUBDIVISION IN SECTION 17, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1890 AS DOCUMENT 1345801); THENCE NORTH 65 DEGREES, 29 MINUTES, 35 SECONDS EAST, ALONG SAID LAST DESCRIBED PARALLEL LINE, 74.56 FEET TO AN INTERSECTION WITH A NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 9 IN BUENA PARK SUBDIVISION, AFORESAID; THENCE SOUTH 24 DEGREES, 30 MINUTES, 25 SECONDS EAST ALONG SAID LAST DESCRIBED LINE 109.79 FEET TO THE NORTHWESTERLY LINE OF WEST CULLOM AVENUE; THENCE NORTH 65 DEGREES, 25 MINUTES, 15 SECONDS EAST, 150.26 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH HAZEL STREET; THENCE NORTH 00 DEGREE, 13 MINUTES, 00 SECOND WEST ALONG SAID WEST LINE OF NORTH HAZEL STREET AND SAID LINE EXTENDED, 357.41

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Legal Description:

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FEET TO THE PLACE OF BEGINNING; EXCEPTING FROM THE AFOREDESCRIBED TRACT OF LAND, ALL THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE DUE WEST ALONG THE NORTH LINE OF SAID TRACT, 68 FEET; THENCE DUE SOUTH 20.0 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE DUE SOUTH, 42.0 FEET; THENCE DUE WEST, 180.0 FEET; THENCE DUE NORTH, 42.0 FEET; THENCE DUE EAST, 180.0 FEET TO THE PLACE OF BEGINNING, LYING ABOVE A CITY OF CHICAGO DATUM PLANE OF 44.08 FEET; ALSO

EXCEPTING FROM THE AFOREDESCRIBED TRACT OF LAND, ALL THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE DUE WEST ALONG THE NORTH LINE OF SAID TRACT, 266.0 FEET; THENCE DUE SOUTH 20.0 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE DUE SOUTH, 262.0 FEET; THENCE DUE WEST, 42.0 FEET; THENCE DUE NORTH, 262.0 FEET; THENCE DUE EAST, 42.0 FEET TO THE PLACE OF BEGINNING, LYING ABOVE A CITY OF CHICAGO DATUM PLANE OF 44.08 FEET; ALSO

EXCEPTING FROM THE AFOREDESCRIBED TRACT OF LAND, ALL THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE DUE WEST ALONG THE NORTH LINE OF SAID TRACT, 68.0 FEET; THENCE DUE SOUTH 240.0 FEET TO A PLACE OF BEGINNING, THENCE DUE SOUTH, 42.0 FEET; THENCE DUE WEST, 180.0 FEET; THENCE DUE NORTH, 42.0 FEET; THENCE DUE EAST, 180.0 FEET TO THE PLACE OF BEGINNING, LYING ABOVE A CITY OF CHICAGO DATUM PLANE OF 44.08 FEET; ALSO

EXCEPTING FROM THE AFOREDESCRIBED TRACT OF LAND, ALL THAT PART THEREOF BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREE, 13 MINUTES, 00 SECOND EAST ALONG THE WEST LINE OF NORTH HAZEL STREET, 346. FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE DUE WEST PARALLEL WITH THE SOUTH LINE OF WEST MONTROSE AVENUE 170.30 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF LOT 9 IN BUENA PARK SUBDIVISION, AFORESAID; THENCE SOUTH 24 DEGREES, 30 MINUTES, 25 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 81.23 FEET TO THE NORTHWESTERLY LINE OF WEST CULLOM AVENUE; THENCE NORTH 65 DEGREES, 25 MINUTES, 15 SECONDS EAST, 150.26 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH HAZEL STREET; THENCE NORTH 00 DEGREE, 13 MINUTES, 00 SECOND WEST ALONG SAID WEST LINE OF NORTH HAZEL STREET, 11.41 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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