

UNOFFICIAL COPY

0020164532

1801/0091 90 001 Page 1 of 8

2002-02-08 13:51:05

Cook County Recorder

35.50

STATE OF ILLINOIS

COUNTY OF COOK

)
) SS.
)



0020164532

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

NOTICE OF VERIFIED
CLAIM OF MECHANICS LIEN
PURSUANT TO 770 (ILCS 60/1, et seq.)

TO: Edward G. Gardner, Registered Agent
South Cottage Grove, L.L.C.
9535 South Cottage Grove
Chicago, Illinois 60628

YOU ARE HEREBY NOTIFIED that the undersigned claimant, LOUIS B. WILLIAMS ("Claimant"), an individual with his principal place of business located at 303 West Madison, Suite 1850, Chicago, Illinois 60606, makes the following statements and hereby files notice and claims a lien against the property hereinafter described, as follows:

1. That on or about January 16, 2001, SOUTH COTTAGE GROVE, LLC, an Illinois limited liability company, owned the following described land in the City of Chicago, County of Cook, State of Illinois, commonly known as 95th Street and Cottage Grove Avenue, with the street address of 9535 S. Cottage Grove Avenue, Permanent Index No. 25-11-100-026 to 043-0000, Legal Description attached hereto as Exhibit A and incorporated herein.

2. That on that date Claimant entered into a contract with the owner to perform property manager and managing developer services, and that by December 31, 2001, Claimant had completed his work required under the contract to the value of \$1,153,243.00.

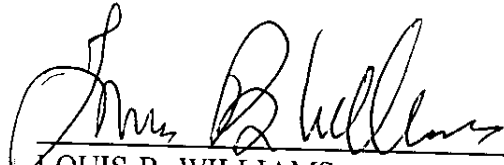
3. That said Claimant, after allowing all just credits, deductions and setoffs, is entitled to the sum of \$1,153,243.00 for the aforesaid services, labor and costs, with interest pursuant to statute, and claims a lien on said land and improvements and the monies, bonds, warrants due or

UNOFFICIAL COPY

to become due, to or from the owner, under the aforesaid contract, in said amount, plus interest, attorney's fees and costs.

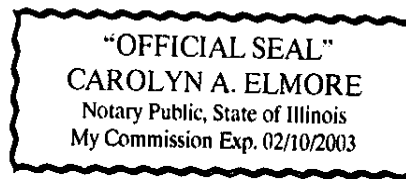
20164532

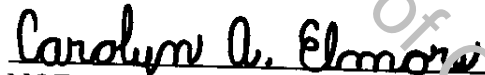
February 8, 2002



LOUIS B. WILLIAMS

SUBSCRIBED and SWORN to before
me this 8th day of February, 2002





NOTARY PUBLIC

This document was prepared by: Brothers & Thompson, P.C.
20 East Jackson Blvd.
Suite 650
Chicago, Illinois 60604

Mail to: Alan W. Brothers
Brothers & Thompson, P.C.
20 East Jackson Blvd.
Suite 650
Chicago, Illinois 60604

UNOFFICIAL COPY

LEGAL DESCRIPTION of real estate commonly known as:

9535 South Cottage Grove Avenue, Chicago, Illinois 60628

20164532

Real Estate Tax PIN # 25--11--100--026--0000
25--11--100--028--0000
25--11--100--031--0000
25--11--100--035--0000
25--11--100--038--0000
25--11--100--043--0000

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET, WITH THE EAST LINE OF COTTAGE GROVE AVENUE AND SAID AVENUE IS SHOWN ON THE PLAN OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 93 OF PLATS, PAGE 391 RUNNING THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID COTTAGE GROVE AVENUE 213.26 FEET, THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF EAST 95TH STREET, A DISTANCE OF 320.16 FEET TO THE EAST LINE OF A RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID RIGHT OF WAY WHICH IS PARALLEL WITH THE AFORESAID EAST LINE OF COTTAGE GROVE 711.51 FEET TO AN INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET, A DISTANCE OF 338.43 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AND 1200 FEET SOUTHWESTERLY OF THE INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE, SAID 1200 FEET BEING MEASURED ON THE EAST LINE OF COTTAGE GROVE AVENUE AND SAID POINT OF INTERSECTION OF SAID CURVED LINE BEING 539.82 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE EAST ALONG SAID LINE 10.13 FEET; THENCE NORTHWESTERLY 137.42 FEET TO A POINT OF INTERSECTION OF A LINE 1100 FEET SOUTH OF THE SOUTH LINE OF EAST 95TH STREET AS MEASURED ON A LINE 450 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE, SAID 450 FEET BEING MEASURED ON THE SOUTH LINE OF EAST 95TH STREET; THENCE NORTHWESTERLY ALONG SAID LINE 450 FEET TO A POINT OF INTERSECTION OF SAID LINE WITH A LINE PARALLEL THERETO; THENCE NORTHEASTERLY ALONG SAID LINE WHICH IS 450 FEET EAST OF AND PARALLEL TO THE EAST LINE OF COTTAGE GROVE AVENUE FOR A DISTANCE OF 1100 FEET TO THE SOUTH LINE OF EAST 95TH STREET; THENCE WEST ALONG SAID LINE 450 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



UNOFFICIAL COPY

20164532

PARCEL 2:

THE PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE AS NOW LAID OUT WHICH IS 213.26 FEET SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTH LINE OF 95TH STREET (AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE); THENCE CONTINUING SOUTHWESTERLY ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 100 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE WEST 100 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A TRIANGULAR PARCEL OF LAND SOUTH OF AND ADJOINING THE ABOVE DESCRIBED PREMISES, DESCRIBED BY BEGINNING AT A POINT 288 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTHWESTERLY A CONTINUATION OF THE EASTERLY LINE THEREOF 90 FEET; THENCE NORTHERLY 88.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF COTTAGE GROVE AVENUE (AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 19) WHICH IS 115.08 SOUTHERLY FROM ITS INTERSECTION WITH THE SOUTH LINE OF EAST 95TH STREET (AS MEASURED ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE); THENCE CONTINUING SOUTHWESTERLY ALONG THE EASTERLY LINE OF COTTAGE GROVE AVENUE 101.82 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 100 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE EASTERLY LINE OF COTTAGE GROVE AVENUE 11.82 FEET; THENCE NORTHEASTERLY 88.51 FEET TO A POINT ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET DRAWN THROUGH THE POINT OF BEGINNING; THENCE WEST ALONG SAID LINE 288 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A TRIANGULAR PARCEL OF LAND SOUTH OF AND ADJOINING THE ABOVE DESCRIBED BY BEGINNING AT A POINT 288 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST 12 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTHWESTERLY ON A CONTINUATION OF THE EASTERLY LINE THEREOF, 90 FEET; THENCE NORTHERLY 88.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SAID SECTION 11, BEING THAT PART OF THE SOUTHERLY 293.64 FEET OF THE NORTHERLY 506.90 FEET LYING SOUTH OF THE SOUTH LINE OF EAST 95TH STREET OF A 20 FOOT STRIP OF LAND EAST OF AND ADJOINING A LINE 100 FEET (MEASURED ALONG A LINE PARALLEL TO THE SOUTH LINE OF 95TH STREET) EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE, AS DEDICATED BY PLAT RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 19, SAID NORTHERLY AND SOUTHERLY MEASUREMENTS BEING MADE ON THE LINE PARALLEL WITH AND 100 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE, AND SAID 20 WIDTH OF SAID STRIP BEING MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID STRIP, ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

20164532

PARCEL 5:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF 95TH STREET 450 FEET (MEASURED ALONG SAID SOUTHERLY LINE OF 95TH STREET) EASTERLY OF THE INTERSECTION OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE (AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 19) WITH SAID SOUTHERLY LINE OF 95TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF 95TH STREET, 50 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH COTTAGE GROVE, 800 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF 95TH STREET 200 FEET, THENCE SOUTHERLY ALONG A LINE PARALLEL WITH COTTAGE GROVE AVENUE, 400 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF 95TH STREET, 150 FEET; THENCE NORTHWESTERLY ON A LINE MAKING AN ANGLE OF 129 DEGREES 53 MINUTES MEASURED FROM EAST TO WEST WITH THE LAST DESCRIBED COURSE, APPROXIMATELY 127.42 FEET TO THE POINT 1100 FEET SOUTH OF THE SOUTH SIDE OF 95TH STREET (MEASURED ON A LINE PARALLEL TO THE EAST SIDE OF COTTAGE GROVE AVENUE) AND 450 FEET EAST OF SAID LINE OF (AS MEASURED ALONG A LINE PARALLEL TO THE EAST SIDE OF COTTAGE GROVE AVENUE); THENCE NORTHEASTERLY ON SAID PARALLEL LINE 1100 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE 1100 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AND 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE (SAID 1100 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 19); THENCE EAST ON SAID LINE 105.33 FEET TO AN INTERSECTION WITH THE CURVED LINE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 296.94 FEET, WHICH IS DESCRIBED IN THE WARRANTY DEED FROM CLEARING INDUSTRIAL DISTRICT, INC., TO GUARDITE CORPORATION, DATED OCTOBER 20, 1949 AND RECORDED OCTOBER 20, 1949 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 14659448; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE A DISTANCE OF 21.90 FEET TO AN INTERSECTION WITH A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, SAID 1120 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE WEST ALONG SAID INTERSECTING LINE TO A POINT 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE AND THENCE NORTHERLY 20 FEET TO THE POINT OF BEGINNING, ALL OF PARCEL C DESCRIBED IN AND CONVEYED BY SAID DEED RECORDED AS DOCUMENT 14658448, EXCEPT PART OF SAID PARCEL C WHICH IS CONVEYED BY GUARDITE CORPORATION TO UNITED SPECIALTIES COMPANY BY WARRANTY DEED AND AGREEMENT DATED JULY 18, 1951 AND RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 15111166, ALL IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

20164532

PARCEL 7:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 1100 FEET SOUTH (MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 191) OF THE SOUTH LINE OF EAST 95TH STREET WITH THE SAID EAST LINE OF COTTAGE GROVE AVENUE, RUNNING THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID COTTAGE GROVE AVENUE 20 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, 275 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE 20 FEET AND THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET 275 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF 95TH STREET 700 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH COTTAGE GROVE AVENUE A DISTANCE OF 590.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHWESTERLY ON SAID PARALLEL WITH COTTAGE GROVE AVENUE A DISTANCE OF 501.45 FEET; THENCE EAST ON A LINE PARALLEL WITH 95TH STREET A DISTANCE OF 510 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11; THENCE NORTH ON SAID PARALLEL LINE A DISTANCE OF 1274.55 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF 95TH STREET, SAID POINT 1100 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE WEST ON THE SOUTH LINE OF 95TH STREET A DISTANCE OF 50 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 580 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH 95TH STREET; THENCE WEST ON SAID PARALLEL LINE A DISTANCE OF 463.19 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART LYING EAST OF A 23 FOOT STRIP OF LAND IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THE SOUTH LINE OF 95TH STREET, 700 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH COTTAGE GROVE AVENUE A DISTANCE OF 590.55 FEET TO A POINT WHICH IS 580 FEET SOUTH OF THE SOUTH LINE OF 95TH STREET; THENCE EAST ON A LINE 580 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 95TH STREET A DISTANCE OF 129.62 FEET TO THE POINT OF BEGINNING AND THE CENTER LINE OF AN EXISTING RAILROAD SPUR TRACK; THENCE SOUTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES (IN THE SECOND QUADRANT) WITH THE LAST DESCRIBED LINE A DISTANCE OF 44 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 4452.51 FEET AN ARC DISTANCE OF 259 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 147.13 FEET AN ARC DISTANCE OF 382.09 FEET TO THE POINT OF TERMINATION; SAID POINT INTERSECTING A LINE 1178.55 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, BEING 169.40 FEET WEST OF THE SOUTHWEST CORNER OF COTTAGE GROVE HEIGHTS ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 9059581 ON OCTOBER 8, 1925, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

20164532

PARCEL 9

THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET, AND 500.13 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE (SAID 1120 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE LINE OF COTTAGE GROVE AVENUE AND FROM THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39). THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS 296.94 A DISTANCE 52.97 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREWITH DESCRIBED; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 65.47 FEET TO THE POINT OF INTERSECTION WITH A LINE OF 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95TH STREET AS MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE WEST ALONG SAID PARALLEL LINE TO A POINT 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHEASTERLY 173.795 FEET TO SAID DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

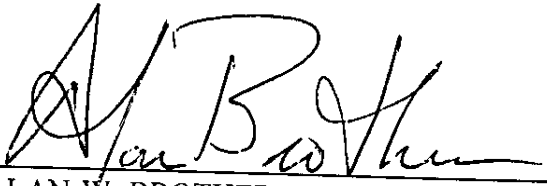
Property of Cook County Clerk's Office

UNOFFICIAL COPY

CERTIFICATE OF SERVICE

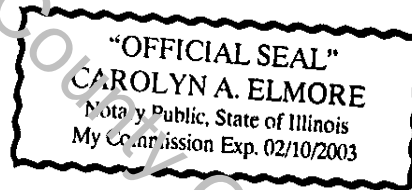
ALAN W. BROTHERS, being first duly sworn on oath, deposes and states that he is the attorney for Claimant, and that on the 8th day of February, 2002, he caused this Notice and Claim for Mechanic's Lien to be served on the person identified below by having a copy thereof mailed certified, return receipt requested and regular U.S. mail, and depositing same in the U.S. Mail at 20 East Jackson Blvd., Chicago, Illinois to:

Edward Gardner, Registered Agent
South Cottage Grove, LLC
9535 S. Cottage Grove Avenue
Chicago, Illinois 60628


ALAN W. BROTHERS

SUBSCRIBED and SWORN to before
me this 8th day of February, 2002


NOTARY PUBLIC



20164532

Property of Cook County Clerk's Office