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Cook County Recorder 15.50



0020132236

NOTICE AND CLAIM FOR MECHANICS' LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

IN THE OFFICE OF THE)
RECORDER OF DEEDS)
OF COOK COUNTY)

F. J. KERRIGAN PLUMBING CO.,)
INC.,)

Claimant,)

v.)

V.P.D. DEVELOPMENT; JOSEPH)
J. FREED, TRUSTEE OF THE JFF)
INVESTMENT TRUST;)
NORTHERN TRUST CO.; PARK)
NATIONAL BANK & TRUST OF)
CHICAGO; PARK NATIONAL)
BANK & TRUST OF CHICAGO)
TR#10235; RLM ELECTRIC D/B/A)
ACCESS ELECTRIC INC.; and)
UNKNOWN OWNERS,)
TRUSTEES & LIEN CLAIMANTS;)

Defendants.)

FOR RECORDER'S USE ONLY

"NOTICE TO OWNER":

Do not pay the contractor for this work or material unless you have received from the Contractor a waiver of lien by, or other satisfactory evidence of payment to, the Subcontractor or Materialman.

**NOTICE & CLAIM FOR LIEN
IN AMOUNT OF \$4,651.46**

The claimant F. J. KERRIGAN PLUMBING CO., INC. (hereinafter sometimes also referred to as "Claimant"), doing business at 811 Ridge Road, Wilmette, Illinois, 60091, being a plumbing contractor for the construction project on the real estate described below (hereinafter sometimes also referred to as "the Project"), hereby files a Notice and Claim for Lien against

This document prepared by and return to:

Alan Nelson
Trott Nelson, P.C.
2501 N. Lincoln Ave., #282
Chicago, IL 60614

Permanent Index Number(s):

04-14-301-006-1006
04-14-301-006-1007

Address: 2365 Waukegan Road, Unit 2B
Northbrook, Illinois

V.P.D. DEVELOPMENT, being the Developer and, upon information and belief, the former and/or current beneficial Owner; PARK NATIONAL BANK & TRUST OF CHICAGO, being a Lender; NORTHERN TRUST CO., being a Lender; PARK NATIONAL BANK & TRUST OF CHICAGO, as Trustee under TR#10235; RLM ELECTRIC, INC. doing business under the Assumed Name of ACCESS ELECTRIC INC., being a Lien Claimant; and JOSEPH J. FREED, TRUSTEE OF THE JFF INVESTMENT TRUST, being, upon information and belief, successor in interest to V.P.D. DEVELOPMENT with respect to the Project, and said last named entity is the current Owner for the construction project being constructed on the real estate commonly known as 2365 Waukegan Road, Unit 2B, in the City of Northbrook, County of Cook, State of Illinois.

Upon information and belief, sometime prior to June 15, 1999, V.P.D. DEVELOPMENT entered into a contract with CAPITOL CONSTRUCTION GROUP for General Contracting services for the Project. The exact terms and date of said agreement is unknown to the Claimant, but Claimant verily believes such contract included the providing of plumbing work and materials. On June 15, 1999, CAPITOL CONSTRUCTION GROUP entered into a contract with F. J. KERRIGAN PLUMBING CO., INC. whereby F. J. KERRIGAN PLUMBING CO., INC. agreed to furnish labor and material for the plumbing work on the Project. On or after June 15, 1999 V.P.D. DEVELOPMENT terminated its contract with CAPITOL CONSTRUCTION GROUP and, as of that date, F. J. KERRIGAN PLUMBING CO. INC.'s contract was assigned to V.P.D. DEVELOPMENT. On or about November 2, 2000, F. J. KERRIGAN CO., INC., who provided labor and/or materials for and in said improvement, completed thereunder all required to be done by said contract.

Upon information and belief from June 15, 1999 until on or about December 6, 1999, V.P.D. DEVELOPMENT was the Developer and beneficial Owner of the Project. And, on or about December 6, 1999 JOSEPH J. FREED, TRUSTEE OF THE JFF INVESTMENT TRUST became a successor in interest to that of V.P.D. DEVELOPMENT and is the current Owner of record of the following described land in the County of Cook, State of Illinois, to wit:

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See Exhibit "A" attached hereto and incorporated herein by reference and F. J. KERRIGAN PLUMBING CO., INC. was authorized and knowingly permitted by V.P.D. DEVELOPMENT, and by JOSEPH J. FREED, TRUSTEE OF THE JFF INVESTMENT TRUST, as successor in interest, to construct the improvement thereof.

That said V.P.D. DEVELOPMENT is entitled to credits on account leaving due, unpaid and owing to the Claimant, after allowing all lawful credits, the sum of \$4,651.46, for which, with interest at 10% per annum (as provided for by 770 ILCS 60/1), and costs and reasonable attorneys fees (as provided for by 770 ILCS 60/17), the Claimant claims a lien on said land and improvements, and on the monies or other considerations due or to become due from the Owner under said contract against said V.P.D. DEVELOPMENT and Owner.

F. J. KERRIGAN CO., INC.

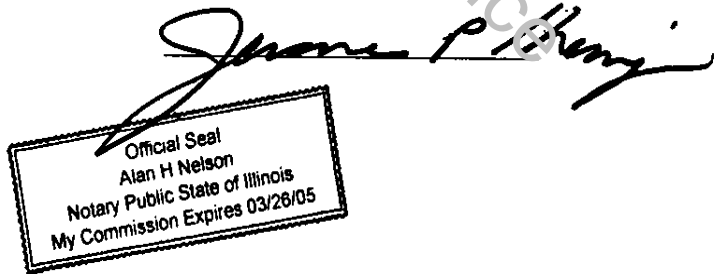
By: *James P. Henry*
Its: *Vice President*

STATE OF ILLINOIS)
)SS.
COUNTY OF *Cook*)

VERIFICATION

Under penalties as provided by law pursuant to Section 1 – 109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Signed and sworn to before me on *January 30th*, 2002
by *Alan Nelson*
Notary Public *[Signature]*



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EXHIBIT "A"

Legal Description:

UNITS 2B & 2C IN THE PONDS AT SUNSET RIDGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14 WITH THE MIDDLE LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 14 AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14, 187.41 FEET; THENCE SOUTH 80 DEGREES 02 MINUTES WEST 420.70 FEET TO THE CENTER LINE OF WAUKEGAN ROAD (TIMBER ROAD); THENCE NORTH 30 DEGREES 46 1/2 MINUTES WEST 197.46 FEET ALONG THE CENTER LINE OF SAID ROAD TO A POINT WHICH IS NORTH 30 DEGREES 46 1/2 MINUTES WEST 197.46 FEET ALONG THE CENTER LINE OF SAID ROAD TO A POINT WHICH IS NORTH 30 DEGREES 46 1/2 MINUTES WEST 662.29 FEET FROM THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION WITH THE CENTER LINE OF SAID ROAD; THENCE NORTH 80 DEGREES 02 MINUTES EAST 523.28 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES);

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99986634, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.