

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

0030130473

4826/0202 96 001 Page 1 of 5
2003-01-28 16:20:18
Cook County Recorder 19.50



0030130473

**ORIGINAL CONTRACTOR'S
CLAIM FOR MECHANICS LIEN**

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

THE UNDERSIGNED LIEN CLAIMANT, **CAMBURAS & THEODORE, LTD.** an Illinois corporation ("**Claimant**"), hereby records and files its Original Contractor's Claim for Mechanics Lien pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/1, et seq., as stated below against the herein-described Premises and to the extent permitted by law, the monies or other consideration due or to become due to Down York Enterprises, Ltd. and Earl Grey Enterprises, Ltd., Delaware corporations (jointly referred to as "**Owner**") and Sunset Food Mart, Inc., an Illinois corporation ("**Tenant**") and all others having or claiming an interest in the below-described Premises, and in support thereof states as follows:

1. On October 16, 2000, and all other relevant times, Owner held and continues to hold legal title to the following described real estate with all improvements thereon, to wit:

[See legal description for Parcels 1, 2 and 3, incorporated and attached as Exhibit A]

with Permanent Tax Identification Numbers (PIN) **04-10-111-017, 04-10-111-019, 04-10-111-022, 04-10-300-029, 04-10-300-031**, and the common street addresses of 1127-31 Church Street, Northbrook, Illinois and/or 1901 Cherry Lane, Northbrook, Illinois, which, together with all improvements, are referred to as the "**Premises**;"

2. On October 16, 2000, Tenant entered into a written contract with Claimant, whereby Claimant agreed to provide design, architectural and engineering services to the Tenant for a retail grocery store facility that the Tenant desired to construct and did construct upon the Premises, in exchange for which the Tenant agreed to timely pay Claimant's invoices and reimbursable expenses (referred to hereinafter as the "**Contract**");

3. Claimant performed all obligations, professional services and additional services requested by the Tenant under the Contract, which on information and belief, were provided with the Owner's knowledge, authorization and approval;

4. Claimant last provided professional services for Tenant under the Contract on December 17, 2002, and invoiced the Tenant for services provided through December 17, 2002, valued in excess of \$250,527.11, all of which improved the Premises;

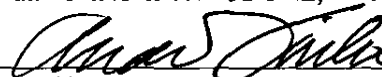
5. After all just credits, the balance owed to Claimant through December 17, 2002, is at least \$22,527.11, for which, together with costs, attorneys' fees, contractual interest and statutory interest, Claimant claims and asserts its Mechanics Lien Act claim against the Premises, and to the extent permitted by law, the monies or other consideration due or to become due to Owner, Tenant and all others claiming an interest in the Premises;

6. Additional principal sums, interest, costs, attorneys' fees and other amounts will continue to accrue and become due to Claimant, and Claimant reserves the right to add such amounts and others to its Lien claim.

CAMBURAS & THEODORE, LTD.

Dated: January 28, 2003

By:


One of its attorneys

This instrument was prepared
by and to be returned to:

Andrew Finko
SCHIFF HARDIN & WAITE
6600 Sears Tower
Chicago, Illinois 60606



PARCEL 1:

THAT PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH WESTERLY LINE OF SHERMER AVENUE 82.07 FEET NORTHEASTERLY OF THE WESTERLY LINE OF CHURCH STREET, EXTENDED NORTHERLY; THENCE NORTHWESTERLY ON A LINE FORMING AN ANGLE OF 77 DEGREES 06 MINUTES (MEASURED FROM NORTH TO EAST) WITH THE NORTH WESTERLY LINE OF SHERMER AVENUE, A DISTANCE OF 158.10 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ON SAID LAST COURSE, A DISTANCE OF 6.24 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE NORTHEAST, RADIUS 307.65 FEET, A DISTANCE OF 215.76 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTH WEST, RADIUS 239.71 FEET, A DISTANCE OF 330.33 FEET TO A POINT OF TANGENT; THENCE NORTH ON A LINE 658.40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 10, AFORESAID, A DISTANCE OF 292.58 FEET TO A LINE 35 FEET SOUTH OF THE SOUTH LINE OF LINCOLN AVENUE, AS THE SAME WAS DEDICATED IN GEORGE A. KEIST'S SUBDIVISION OF LANDS IN THE NORTHWEST QUARTER OF SECTION 10, AFORESAID; THENCE EAST ON A LINE 35 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LINCOLN AVENUE, AFORESAID, A DISTANCE OF 185.12 FEET TO THE WEST LINE OF THE WOOD PROPERTY, AS OCCUPIED; THENCE SOUTHEASTERLY ON THE WESTERLY LINE OF THE WOOD PROPERTY, AS OCCUPIED, BEING A LINE FORMING AN ANGLE OF 122 DEGREES 46 MINUTES 20 SECONDS WITH THE LAST COURSE (WHEN MEASURED FROM WEST TO SOUTH TO EAST) A DISTANCE OF 653.90 FEET; THENCE SOUTHWESTERLY ON A LINE AT RIGHT ANGLES TO SAID LAST COURSE, A DISTANCE OF 189.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN CENTRAL SUBDIVISION UNIT NO. 1., A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 23, 1957 AS DOCUMENT NO. 16912340;

PARCEL 3:

LOT 1 IN CENTRAL SUBDIVISION UNIT NO. 2., A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 23, 1957 AS DOCUMENT NO. 1739621 ALL IN COOK COUNTY, ILLINOIS.

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Cook County Clerk's Office

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04	10	111	19	2532	133	1196	D	0002		
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	ALP	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME ITEM
131 XXXXXXXXXX

AREA SUB-AREA BLOCK PARCEL TAX CODE
4-10-111-19 2532

ASSRS DIV
CENTRAL SUB UNIT 42 SUB OF
(EX NE 1/4 30ACS) PART NELY
OF A LIND BEGN SW COR NW 1/4
SEC 10 TH N32°50' E 388.44 FT

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	CARD
0	0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9

SPECIAL FILE

DIVISION

By XXXXXXXXXX

0030130473

04	10	111	19	133	1196	D-2				
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	ALP	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME ITEM
133-1196
D-2

AREA SUB-AREA BLOCK PARCEL TAX CODE
4-10-111-19 2532

TH S 28°51' E 317 FT TO
CENTER OF SHERMER AV TH
NELY ALONG CENTER OF
SHERMER AV 895.78 FT FOR POB
TH N 39°28' W TO A PT IN
N LN THAT PRT OF N 23ACS

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	CARD
0	0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9

SPECIAL FILE

HACKETT 26518

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04	10	111	017	2532	133	1333	0001			
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	WAR-PART	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME ITEM
 131 [REDACTED]

AREA SUB-AREA BLOCK PARCEL TAX CODE
 4-10-111-17 2532

ASSRS DIV SEC 10 TOWN 42 RANGE 12 LOT SUB-LOT LOT BLOCK
 CENTRAL SUB UNIT #1 SUB
 OF PART OF L1 IN SUB OF W 1/2 (9)
 SEC 10 42 12 & PARTS OF 1 (19)

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WAR-PART	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX
0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80
 HACKETT 8804

04	10	111	022		131	2532				
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT	CODE	WAR-PART	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION


VOLUME
 131

AREA SUB-AREA BLOCK PARCEL UNIT TAX CODE
 04-10-111-022 2532

ASSRS DIV SEC 10 TOWN 42 RANGE 12 LOT SUB-LOT LOT BLOCK
 (EX N 35FT)PRT S OF N 23ACS LYG E OR
 KEYSTONE AVE FORMERLY CHURCH ST & W
 OF CENTRAL SUB UNIT NO.1 8

3.86ACS

AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WAR-PART	CODE
0	0	0	0	0	0	0
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9

 68 DIVISION
 Parcel 016

0030130473

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

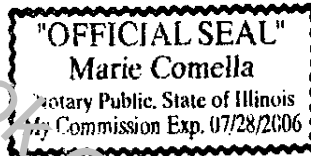
AFFIDAVIT

The undersigned, having been first duly sworn, under oath deposes and states that if called to testify, he would testify under oath that conferred with John Bradshaw at Camburas & Theodore, Ltd. and based upon the information provided, he verifies that all of the facts contained in the foregoing **Original Contractor's Claim for Mechanics Lien**, are true and correct to the best of his knowledge as of the date signed.

By: _____

Andrew Finko
Andrew Finko / Schiff Hardin & Waite
One of the attorneys for Camburas & Theodore, Ltd.

Subscribed and sworn to before me
this 28th day of January, 2003.



Marie Comella

Notary Public

0030130473

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