

# UNOFFICIAL COPY



Doc#: 0328917341  
Eugene "Gene" Moore Fee: \$18.50  
Cook County Recorder of Deeds  
Date: 10/16/2003 04:02 PM Pg: 1 of 4

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN  
ON LEASEHOLD IMPROVEMENT

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss:

Claimant, Phil's Electrical Construction, Company of 222 Glenview Ave., Elmhurst, County of DuPage, State of ILLINOIS, hereby files a notice and claim for lien against Silverthorne Electric & Plumbing, 6164 County Home Rd., Winterville, NC 28590, subcontractor, and TLI, 10325 Oxford Ave., Chicago Ridge, IL 60415, contractor, and HHP Schaumburg, LLC c/o Burrus Investment Group, 401 Veterans Blvd., Metairie, LA 70005 and T-Mobile Lessee/Licensee, 8550 West Bryn Mawr, Ste 100, Chicago, IL 60631 (hereinafter referred to as "owner"), and states:

That on May 30, 2003 the owner owned the following described land in the County of Cook, State of Illinois, to wit:

Parcel #'s 07-01-101-007, 07-12-101-022, more fully described in a deed recorded as Document # 0010506237, all in Cook County, IL

Address of premises: 1939 North Meacham Rd., Schaumburg, IL 60173.

And TLI was the owner's contractor for the improvement thereof.

That on May 30, 2003 said contractor made a subcontract with claimant to furnish installation of electrical products, and related materials and/or labor for and in said improvement, and that on June 12, 2003 the claimant completed thereunder delivery of materials and/or furnishing of labor to the value of Nineteen Thousand, and 00/100 (\$19,000.00) dollars.

That said owner, or the agent, architect or superintendent of owner: (a) cannot, upon reasonable diligence, be found in said county, or (b) does not reside in said county.

That said contractor is entitled to credits on account thereof as follows:

\$0.00

leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of Nineteen Thousand, and 00/100 (\$19,000.00) dollars, for which, with interest, 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 contractor and owner.

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Phil's Electrical Construction  
Company

BY: \_\_\_\_\_  
ALLAN R. POPPER  
Attorney and agent for  
Phil's Electrical Construction  
Company

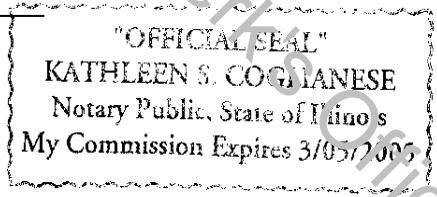
STATE OF ILLINOIS )  
COUNTY OF COOK ) ss:

Affiant, ALLAN R. POPPER, being first duly sworn, on oath deposes and says that he is the attorney and agent of Phil's Electrical Construction, Company, the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

\_\_\_\_\_  
ALLAN R. POPPER  
Attorney and agent for  
Phil's Electrical Construction  
Company

Subscribed and sworn to before me this 14th day of October, 2003.

*Kathleen S. Coglianese*  
KATHLEEN S. COGLIANESE, Notary Public



Prepared by: ALLAN R. POPPER  
POPPER & WISNIEWSKI  
120 W. Madison  
Suite 300  
Chicago, Illinois 60602

Mail to: POPPER & WISNIEWSKI  
120 W. Madison  
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Chicago, Illinois 60602

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G-67876-03-1

## LEGAL DESCRIPTION

### PARCEL 1: (FEE)

LOT 1 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL BEING A SUBDIVISION OF PART OF FRACTIONAL SECTION 1 AND PART OF THE N 1/2 OF SECTION 12, IN TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED OCTOBER 6, 1982 AS DOCUMENT #26324113, IN COOK COUNTY ILLINOIS.

### PARCEL 2: (EASEMENT)

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS, RECORDED MARCH 28, 1980 AS DOCUMENT #25406331 FOR INGRESS AND EGRESS AND UTILITIES UPON, OVER, ALONG, AND ACROSS DRUMMER DRIVE AS DEPICTED IN EXHIBIT 3 OF DOC. #25406331.

### PARCEL 3: (EASEMENT)

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PARAGRAPH 1 OF THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR THE PURPOSE OF INGRESS AND EGRESS UPON, OVER, ALONG AND ACROSS THE AREAS DESIGNATED, "ACCESS AND CIRCULATION ROADS AND SIDEWALKS" ON EXHIBIT B OF DOC. #26442124 AND CREATED BY DEED RECORDED 12/17/1982 AS DOC. #26442125.

### PARCEL 4: (EASEMENT)

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY ARTICLE IV OF THE DECLARATION OF PROTECTIVE COVENANTS RECORDED MARCH 28, 1980 AS DOC. #25406331 FOR DRAINAGE OVER AND UPON THE "STORM WATER DETENTION AREAS" AS DEPICTED ON EXHIBIT 3 OF DOC. #25406331.

### PARCEL 5: (EASEMENT)

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 3, 4, 5 AND 6 AS SET FORTH ON THE PLAT OF SUBDIVISION OF WALDEN INTERNATIONAL RECORDED 1/30/1980 AS DOC. 25342431, WITHIN THE AREAS MARKED "UTILITY EASEMENTS" AND UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 AS SET FORTH ON THE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF WALDEN INTERNATIONAL RECORDED 10/6/1982 AS DOC. #26374113, WITHIN THE AREAS MARKED "UTILITY EASEMENTS HEREBY DEDICATED" AND "EXISTING UTILITY EASEMENTS" FOR PURPOSES OF SEWER, GAS, AND WATER SERVICES.

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PARCEL 6: (EASEMENT)

PERPETUAL AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 UPON, OVER, UNDER, ALONG AND ACROSS THOSE PARTS OF LOTS 2 AND 3 OF THE RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL AS SET FORTH IN THE DECLARATION OF EASEMENTS FOR RESUBDIVISION OF LOTS 1 AND 2 IN WALDEN INTERNATIONAL, FOR CONSTRUCTING, UTILIZING, REPAIRING, MAINTAINING AND RECONSTRUCTING "UTILITY LINES" AS DEPICTED IN EXHIBIT C OF SAID DECLARATION RECORDED 12/17/1982 AND RECORDED AS PART OF DEED DOC. #26442125 ON 12/17/1982, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 7: (EASEMENT)

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR PARKING OF MOTOR VEHICLES FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM PARCEL 1 OVER OFFICE PARCEL PARKING AREA AS CREATED AND DEFINED IN THE PARKING EASEMENT AGREEMENT DATED 11/17/1995 AND RECORDED 12/29/1995 AS DOC. #95908016 AND RE-RECORDED 12/6/1996 AS DOC. #96926551 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 107177-00 AND QUEBEC STREET INVESTMENTS INC.

Cook County Clerk's Office