UNOFFICIAL COPY



Doc#: 0334427101

Eugene "Gene" Moore Fee: \$18.50 Cook County Recorder of Deeds Date: 12/10/2003 03:12 PM Pg: 1 of 3

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The claimant, Thermosystems, Inc. ("Claimant"), with an address at 1153 North Main Street, Lombard, Ilinois 60148, hereby files its Subcontractor's Claim for Mechanics Lien on the Real Estate (as hereinater described) and against the interests of Chicago Title Land Trust Company, as Trustee under Trust Agreement dated May 1, 2002 and known as Trust Number 1110819 (the "Owner") in the Real Estate and any person claiming an interest in the Real Estate (as here hereinafter described) by, through or under the Owner.

Claimant states as follows:

On or about June 11, 2503, and subsequently, Owner owned fee simple title to the 1. real estate, including all land and improvements thereon (the "Real Estate"), in Cook County, Illinois commonly known as 4501 N. Winchester, Chicago, Illinois 60640 and legally described as follows:

> PARCEL 1: LOTS 1, 2 AND 3 CF SAMUEL BROWN JR'S SUBDIVISION OF LOTS 13 AND 14 IN BLOCK 14 IN RAVENSWOOD, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

> PARCEL 2: LOTS 1 AND 2 IN FELIX J. CANDA'S RESUBDIVISION OF LOT 15 IN BLOCK 14 IN RAVENSWOOD AFORESAID, IN COOK COUNTY, ILLINOIS.

The Permanent Real Estate Tax Numbers are: 14-18-213-004-0000, 14-18-213-005-0000, 14-18-213-006-0000 and 14-18-213-007-0000.

Michuda Construction, Inc., which has an office at 11204 S. Western Avenue, Chicago, IL 60643, was the Owner's general contractor for improvements on the Real Estate for the gamma ground floor renovation for the Neurologic & Orthopedic Institute of Chicago (the "Project"). Edwards Engineering, Inc., which has an office at 1000 Touhy Avenue, Elk Grove Village, IL 60007, was a subcontractor of Michael Construction, Inc.

UNOFFICIAL COPY

- 3. Claimant made an agreement dated June 11, 2003 with Edwards Engineering, Inc., with an address at 1000 Touhy Avenue, Elk Grove Village, IL 60007 under which Claimant agreed to provide two chillers with integrated pumping systems, one air conditioner, a rooftop curb and accessories for installation on the Real Estate in exchange for payment by Edwards Engineering, Inc. to Claimant of the original stipulated sum of \$107,523.94 (the "Contract").
- 4. The Contract was entered into by Edwards Engineering, Inc. and the work was performed with the knowledge and consent of Owner. Alternatively, the Owner authorized Michuda Construction, Inc. and Edwards Engineering, Inc. to enter into contracts for the improvement of the Real Estate. Alternatively, the Owner knowingly permitted Michuda Construction, Inc. and Edwards Engineering, Inc. to enter into contracts for the improvement of the Real Estate.
- 5. Claimant last performed work under the Contract on August 13, 2003, with delivery of the two chillers with integrated pumping systems to the Project.
- 6. As of the date her of there is due, unpaid and owing to Claimant, after allowing for all credits, the principal balance of One Hundred Seven Thousand Five Hundred Twenty Three and 94/100 Dollars (\$107,523.94) which principal amount bears interest from the date due. Claimant claims a lien on the Real Estate (including all land and improvements thereon) and all sums due Michuda Construction, Inc. and Edwards Engineering, Inc. in the amount of \$107,523.94 plus interest.

Dated: 12-08-2003

THERMOSYS ITMS, INC

Richard A. Seifer

Its Secretary

0334427101 Page: 3 of 3

UNOFFICIAL COP

STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

I, Richard A. Seifert, being first duly sworn on oath, depose and state that I am Secretary of Claimant, Thermosystems, Inc., that I am authorized to execute this Subcontractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

Subscribed and Sworn to before me this Sin day of December

Diff Clark's Office THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

Bruce H. Schoumacher Querrey & Harrow, Ltd. 175 West Jackson Blvd. **Suite 1600** Chicago, IL 60604 (312) 540-7000

