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Doc#: 0409134079
Eugene "Gene" Moore Fee: \$18.50
Cook County Recorder of Deeds
Date: 03/31/2004 03:25 PM Pg: 1 of 4

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

THE CLAIMANT, **Janus International Corporation**, located at 134 East Luke Road, Temple, GA, claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **First Bank and Trust Bank Company of Illinois as trustee under trust number 14-2264 dated February 1, 1999**, owner, **Group West Development, LLC**, owner, **First Bank and Trust Company of Illinois**, mortgagee, (collectively "Owner") and any other person claiming an interest in the real estate more fully described below, by, through, or under the **Owners**, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See attached Exhibit A.

PIN: 17-09-107-001

which property is commonly known as Group West Development, 465 North Des Plaines Street, Chicago, Illinois.

2. That **Group West Development, LLC**, contracted with Claimant to furnish and install roll-up doors to said premises.

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3. That the contract was entered into by **Group West Development, LLC**, and the work was performed with the knowledge and consent of the **Owners**.
4. In the alternative, the **Owners** authorized **Group West Development, LLC** to enter into the contract.
5. In the alternative, the **Owners** knowingly permitted **Group West Development, LLC** to enter into the contract for the improvement.
6. On or about February 4, 2004, the Claimant completed its work under its contract, which entailed the installation and delivery of said materials.
7. That, as of this date there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Four Hundred Six Thousand Seven Hundred Forty-Nine and 63/100 Dollars (\$406,749.63)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the **Owners** in the real estate (including all land and improvements thereon), in the total amount of **Four Hundred Six Thousand Seven Hundred Forty-Nine and 63/100 Dollars (\$406,749.63)**, plus interest.

Janus International Corporation, a corporation

By: 

One of its attorneys

**This notice was prepared by and
after recording should be mailed to:**

James T. Rohlfing
Mark B. Grzymala
ROHLFING & OBERHOLTZER
One East Wacker Drive, Suite 2420
Chicago, Illinois 60601

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STREET ADDRESS: 465 N. DES PLAINES
CITY: CHICAGO
TAX NUMBER: 17-09-107-001-0000

Exhibit A
COUNTY: COOK

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 9 TO 14 BOTH INCLUSIVE (EXCEPT THE EAST 25 FEET OF LOTS 13 AND 14) AND (EXCEPT THAT PART OF LOT 14 AFORESAID DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTH LINE OF SAID LOT AT A POINT 24.46 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE WEST LINE OF SAID LOT; THENCE NORTH ALONG SAID WEST LINE OF SAID LOT 14.28 FEET THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING) IN BLOCK 60 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST 1/2 NORTH AND SOUTH 18 FEET PUBLIC ALLEY NOW VACATED LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 9 TO 12 BOTH INCLUSIVE AFORESAID IN BLOCK 60 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 25 FEET OF LOTS 13 AND 14 EXCEPT THAT PART OF LOT 14 AFORESAID DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTH LINE OF SAID LOT AT A POINT 24.46 FEET EAST OF THE WEST LINE OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE WEST LINE OF SAID LOT; THENCE NORTH ALONG SAID WEST LINE OF SAID LOT 14.28 FEET THENCE SOUTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING) IN BLOCK 60 IN RUSSELL, MATHER AND ROBERTS ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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VERIFICATION

The undersigned, David B Cui 415, being first duly sworn, on oath deposes and states that he is an authorized representative of **Janus International Corporation**, that he has read the above and foregoing general contractor's notice and claim for mechanic's lien and that to the best of his/her knowledge and belief the statements therein are true and correct.

David B Cui

SUBSCRIBED AND SWORN to
before me this 26th day
of March, 2004.

Anne Warner
Notary Public

Notary Public, Haralson County, Georgia
My Commission Expires Nov. 13, 2005

My commission expires: _____

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