

UNOFFICIAL COPY



Doc#: 0509550190
Eugene "Gene" Moore Fee: \$21.00
Cook County Recorder of Deeds
Date: 04/05/2005 04:20 PM Pg: 1 of 7

X:\WPDOCSB\Notice & Mechanics Lien 24/7 Pulaski

NOTICE AND CLAIM FOR MECHANICS LIEN

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

24-7, INC.,

v.

PULASKI 4200, L.L.C.

("Claimant"),

("Defendant").

) "NOTICE TO OWNER

)
) Do not pay the contractor for this work
) or material unless you have received
) from the contractor a waiver of lien or
) other satisfactory evidence of payment
) to the Claimant."

) **NOTICE & CLAIM FOR LIEN**
) **IN THE AMOUNT OF:**
) **\$65,000.00, plus interest and**
) **collection costs.**

Claimant, 24-7, INC. ("24/7"), an Illinois corporation, located at 2115 South 60th Court, Cicero, Illinois 60804, being a subcontractor for the provision of labor, materials, tools, and equipment, for excavating, material hauling, waste removal and related work on the real estate described below, hereby files a Notice and Claim for Lien against said property ("LAND") and

This document was prepared by:

P.I.N. NO. 19-03-201-0004

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
3201 Old Glenview Road, Suite 225
Wilmette, IL 60091-2942
Telephone No. (847) 853-0300
Attorney No. 23385

UNOFFICIAL COPY

against PULASKI 4200, L.L.C., an Illinois limited liability company, 4201 West 36th Street, Chicago, Illinois 60632 ("OWNER"), the owner of record of the LAND, and against FIFTH THIRD BANK, 233 South Wacker Drive, Suite 400, Chicago, Illinois 60606, who has an interest in the nature of a mortgage in the LAND, and the LAND, which is commonly known as 4200 South Pulaski, Chicago, Illinois, the legal description of which is attached as Exhibit "A".

On or about November 30, 2004, the OWNER of said property entered into a written contract with 24/7 whereby 24/7 was to provide, or knowingly permitted 24/7 to provide labor, materials, tools, and equipment, for excavating, material hauling, waste removal and related work for construction for said project. 24/7 thereafter completed all of its obligations pursuant to said contract on or about December 15, 2004.

To date, despite due demand for payment, 24/7 remains unpaid for said work; and there is no reasonable basis for the failure to pay 24/7.

Therefore, after all due credits, the amount left due, unpaid and owing to 24/7 is \$65,000.00, for which amount, plus interest and collection costs, including reasonable attorneys' fees, 24/7 claims a lien on the LAND and improvements thereon, and on any monies due or to become due to PULASKI or any other party from OWNER for said project.

24/7, Inc.

By: _____

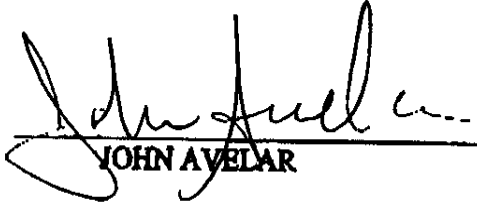
Anthony G. Suizzo

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
3201 Old Glenview Road, Suite 225
Wilmette, IL 60091-2942
Telephone No. (847) 853-0300
Attorney No. 23385

UNOFFICIAL COPY


VERIFICATION

I, JOHN AVELAR, on oath state that I am the President and duly authorized agent of 24/7, INC., that I have read the foregoing Notice and Claim for Mechanics Lien, and that the statements therein are true to the best of my information and belief.

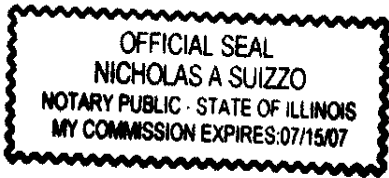


JOHN AVELAR

Subscribed and Sworn to before me
this 28th day of February, 2005.



Notary Public



ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
3201 Old Glenview Road, Suite 225
Wilmette, IL 60091-2942
Telephone No. (847) 853-0300
Attorney No. 23385

UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

I, Anthony G. Suizzo, an attorney, certify that I served the foregoing Notice and Claim for Mechanics by mailing it to: PULASKI 4200, L.L.C., 4201 West 36th Street, Chicago, Illinois 60632 (via certified mail, return receipt requested); with a copy to FIFTH THIRD BANK, 233 South Wacker Drive, Suite 400, Chicago, Illinois 60606 (via certified mail, return receipt requested) and deposited said mailed items at the U.S. Post Office, Village of Wilmette, Illinois with proper postage prepaid, before the hour of 5:00 p.m. on March 1, 2005.



Anthony G. Suizzo

ANTHONY G. SUIZZO
LAW OFFICES OF ANTHONY G. SUIZZO
3201 Old Glenview Road, Suite 225
Wilmette, IL 60091-2942
Telephone No. (847) 853-0300
Attorney No. 23385

UNOFFICIAL COPY



PROPERTY INSIGHT

A Division of Chicago Title Insurance Company
400 S JEFFERSON, CHICAGO, IL 60607

EXHIBIT A

Legal Description:

PARCEL 1:

THAT PART OF LOTS 4 AND 5 IN JENN'S RESUBDIVISION OF PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NE 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE NORTH 89 DEGREES 47 MINUTES 49 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT, 35.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 35.00 FEET OF SAID LOT, 129.43 FEET; THENCE SOUTH 75 DEGREES 12 MINUTES 15 SECONDS EAST, 67.27 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, SAID POINT BEING 100.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 60 DEGREES 03 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF THE WEST 100.00 FEET OF THE AFORESAID LOT 4, A DISTANCE OF 150.16 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 47 MINUTES 49 SECONDS WEST ALONG SAID SOUTH LINE, 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE NORTH 00 DEGREES 03 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 150.16 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 08 MINUTES 14 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 146.84 FEET TO THE HEREIN ABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 2 AND 3 IN JENN'S RESUBDIVISION OF PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON SEPTEMBER 5, 1893 IN BOOK 99 OF PLATS, PAGE 32, AS DOCUMENT NUMBER 1925471, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN WEST LINE OF SOUTH PULASKI ROAD (FORMERLY SOUTH CRAWFORD AVENUE), SAID POINT BEING 723.00 FEET NORTH OF THE NORTH LINE OF DISTRICT BOULEVARD MEASURED ALONG SAID WEST LINE OF SOUTH PULASKI ROAD; THENCE SOUTHERLY ALONG SAID WEST LINE OF SOUTH PULASKI ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD; THENCE WESTERLY ALONG SAID NORTH LINE OF DISTRICT BOULEVARD TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 550 FEET WEST OF SAID WEST LINE OF SAID SOUTH

CONTINUED ON NEXT PAGE

UNOFFICIAL COPY



PROPERTY INSIGHT

A Division of Chicago Title Insurance Company
 600 S JEFFERSON, CHICAGO, IL 60607

Legal Description:

PULASKI ROAD; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE INTERSECTION WITH A LINE PARALLEL WITH AND 639.00 FEET NORTH OF SAID NORTH LINE OF DISTRICT BOULEVARD; THENCE EASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 281.78 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PARALLEL WITH SAID WEST LINE OF SOUTH PULASKI ROAD A DISTANCE OF 84.00 FEET; THENCE EASTERLY ALONG A LINE 723.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID DISTRICT BOULEVARD TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS THE FOLLOWING DESCRIBED PARCELS:

PARCEL A:

THAT PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON SEPTEMBER 5, 1893 IN BOOK 9 OF PLATS, PAGE 32, AS DOCUMENT NUMBER 25247, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 723.00 FEET (AS MEASURED ALONG THE WEST LINE OF SOUTH PULASKI ROAD (FORMERLY SOUTH CRAWFORD AVENUE)) NORTH OF THE NORTH LINE OF DISTRICT BOULEVARD, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 5 IN JENNI'S RESUBDIVISION OF PART OF LOT "B" AFORESAID; THENCE SOUTH 89 DEGREES 56 MINUTES 11 SECONDS WEST, ALONG A LINE DRAWN 723.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF DISTRICT BOULEVARD, SAID LINE BEING ALSO THE SOUTH LINE OF LOT 5 AFORESAID, 243.92 FEET TO A POINT, SAID POINT BEING 24.22 FEET (AS MEASURED ALONG SAID SOUTH LINE OF LOT 5) EAST OF THE SOUTHWEST CORNER OF LOT 5 AFORESAID; THENCE SOUTH 0 DEGREE 03 MINUTES 19 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 24.22 FEET OF LOT 5 AFORESAID, 172.50 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 11 SECONDS EAST, ALONG A LINE DRAWN 55.19 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF DISTRICT BOULEVARD, 24.08 FEET TO A POINT ON THE WEST LINE OF SOUTH PULASKI ROAD AFORESAID; THENCE NORTH 0 DEGREE 00 MINUTES 08 SECONDS EAST, ALONG SAID WEST LINE, 172.50 FEET TO THE HEREBY ABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF LOTS 4 AND 5 IN JENNI'S RESUBDIVISION OF PART OF LOT "B" IN THE SUBDIVISION BY THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT BEING ALSO A POINT 723.00 FEET (AS MEASURED ALONG THE WEST LINE OF SOUTH PULASKI ROAD (FORMERLY SOUTH CRAWFORD AVENUE)) NORTH OF THE NORTH LINE OF DISTRICT BOULEVARD; THENCE SOUTH 89 DEGREES 56 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF LOT 5, BEING ALSO A LINE DRAWN 723.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF DISTRICT BOULEVARD, 168.14 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 100.00 FEET OF LOT 5 AFORESAID, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH LINE, 71.78 FEET TO A POINT, SAID POINT BEING 24.22 FEET (AS MEASURED ALONG SAID SOUTH LINE) EAST OF THE SW CORNER THEREOF; THENCE NORTH 0 DEGREE 03 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 24.22 FEET OF LOT 5, A DISTANCE OF 151.16 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 AFORESAID; THENCE NORTH 0 DEGREE 00 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF THE WEST 24.22 FEET OF LOT 4 AFORESAID, 17.42 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 10.78 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 55.00 FEET OF LOT 4 AFORESAID; THENCE SOUTH 75 DEGREES 03 MINUTES 52 SECONDS EAST, 67.27 FEET TO A POINT ON THE SOUTH LINE OF

UNOFFICIAL COPY



PROPERTY INSIGHT

A Division of Chicago Title Insurance Company
400 S JEFFERSON, CHICAGO, IL 60607

Legal Description:

LOT 4 AFORESAID, SAID POINT BEING 100.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 0 DEGREE 03 MINUTES 19 SECONDS WEST, ALONG THE EAST LINE OF THE WEST 100.00 FEET OF LOT 5 AFORESAID, 150.16 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office