

UNOFFICIAL COPY



Doc#: 0510932028
Eugene "Gene" Moore Fee: \$19.50
Cook County Recorder of Deeds
Date: 04/19/2005 03:46 PM Pg: 1 of 5

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS }
 } SS.
COUNTY OF COOK }

The claimant Concrete Structures/UBM Joint Venture, being a concrete subcontractor having its principal place of business at 1845 Western Drive, West Chicago, DuPage County, Illinois, which joint venture is comprised of Concrete Structures of the Midwest, Inc., having its principal place of business at 1845 Western Drive, West Chicago, DuPage County, Illinois, and UBM, Inc., having its principal place of business at 223 W. Jackson Boulevard, Chicago, Cook County, Illinois 60606, ("Claimant"), hereby files notice and claim for lien against the Premises, as hereinafter described, the general contractor Kiferbaum Construction Corporation, 790 Estate Drive, Deerfield, IL 60015 ("General Contractor"), the owner JJJ Properties, Inc. ("Owner") and any person claiming an interest in the Premises, as hereinafter described, by, through or under the General Contractor or the Owner, and states:

That on and before January 29, 2004, and thereafter, Owner owned certain land located in Cook County, State of Illinois, and commonly known as 5978 Lincoln Avenue, Chicago, Illinois, and legally described as shown on Exhibit A, attached hereto and incorporated herein ("Premises"), Permanent Real Estate Index Number: 13-01-303-002-0000; 13-01-303-003-0000; 13-01-303-004-0000; and 13-01-303-005-0000.

UNOFFICIAL COPY

That on or before January 29, 2004, Owner entered into a contract with General Contractor ("General Contract") for the construction of a condominium building known as the Chaville Condominiums ("Project");

That on January 29, 2004, Claimant made a subcontract with General Contractor ("Subcontract") in the amount of \$1,275,000 for the furnishing of labor, material, equipment, tools, and supervision for the concrete work for the Project, including but not limited to interior flatwork, footings, walls, columns, and site concrete;

That the Subcontract was authorized or knowingly permitted by Owner;

That subsequent to the making of the Subcontract, Claimant, at the special instance and request of General Contractor, furnished extra and additional materials at and extra and additional labor and services on the Premises and improvements thereto for the sum of \$70,515.46, which work was authorized or knowingly permitted by Owner.

That on January 14, 2005, the Claimant completed all of the work, except the sidewalk to be placed in the front of the building which has a value of \$2,738.00, that it was required to perform under the Subcontract and the extra and additional work.

That the sum of \$110,457.47 is due, unpaid and owing to the Claimant, after allowing all credits, for all of the work that the Claimant was required to perform under the Subcontract and the extra and additional work, excepting the sidewalk to be placed in the front of the building, for which, with interest at 10% per annum, Claimant claims a lien on the Premises and improvements and on the moneys or other considerations due or to become due from the Owner to the General Contractor.

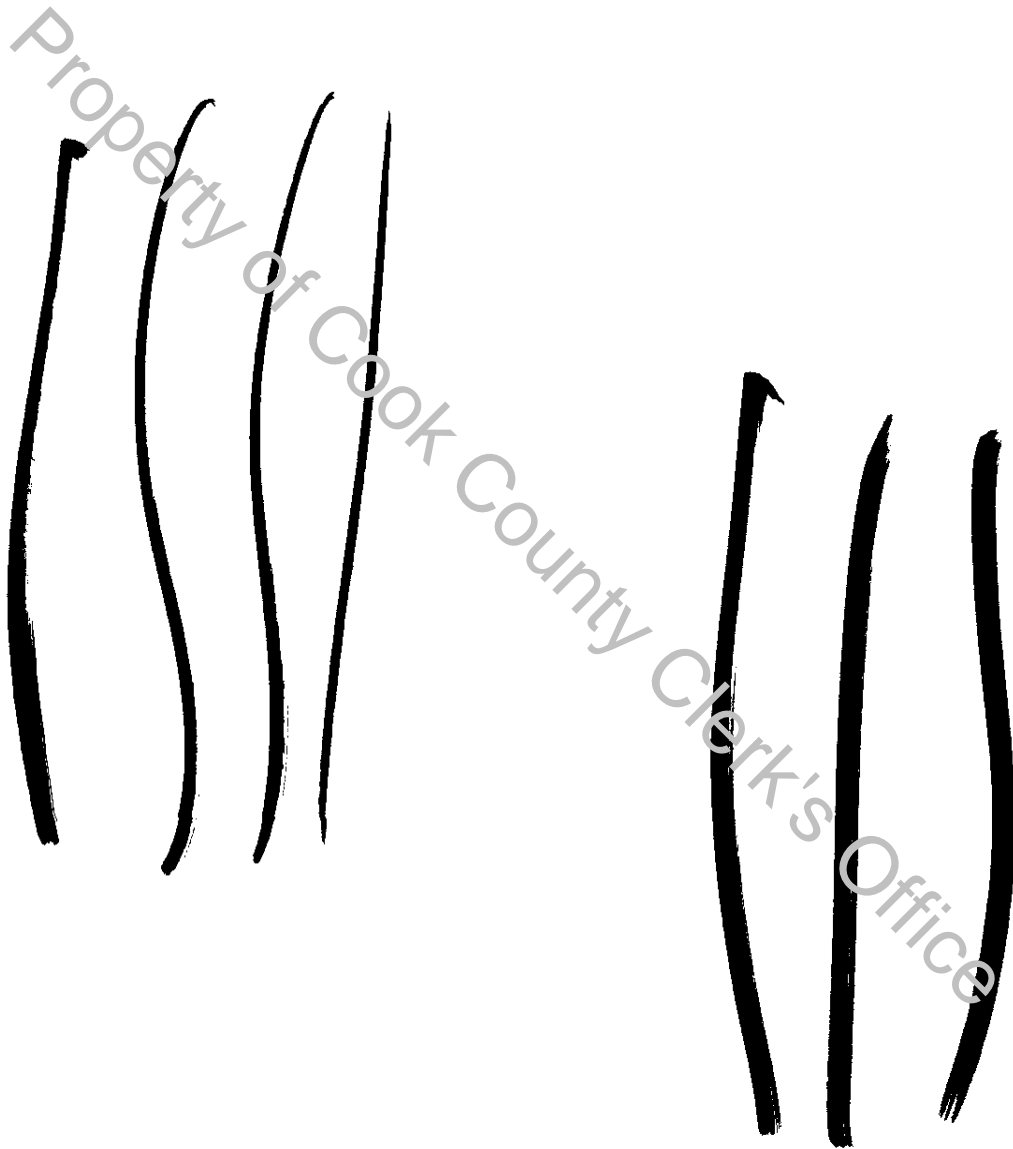
Dated: April 8, 2005.

Concrete Structures/UBM Joint Venture
By: Concrete Structures of the Midwest, Inc.,

UNOFFICIAL COPY

Its ~~Managing partner~~
By:  (Mang. Part)
Its Authorized Agent

Property of Cook County Clerk's Office



UNOFFICIAL COPY

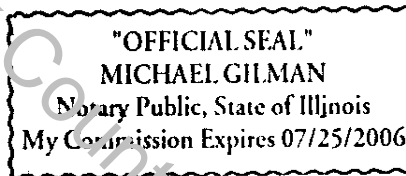
State of Illinois)
) SS.
 County of Cook)

The affiant, Frank Aiello, being first duly sworn on oath deposes and says that he is the President of Concrete Structures of the Midwest, Inc., the managing partner of Claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true.


 Frank Aiello

Subscribed and sworn to
 before me this 8th
 day of ~~March~~ April, 2005.


 Notary Public



This document prepared by and to be mailed to upon recording:

Michael Gilman
 O'Rourke, Hogan, Fowler & Dwyer
 10 South LaSalle Street, Suite 2900
 Chicago, Illinois 60603

UNOFFICIAL COPY

Additional Tax Numbers:

Legal Description:

PARCEL 1:

LOT 2 IN BLOCK 38 IN W.F. KAISER AND COMPANY'S PETERSON WOOD ADDITION TO ARCADIA TERRACE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 2 IN BLOCK 38, LYING BETWEEN THE SOUTH WESTERLY LINE OF LINCOLN AVENUE AND A LINE 17 FEET SOUTH WESTERLY THEREOF MEASURED AT RIGHT ANGLES THERETO AND PARALLEL WITH THE SOUTH WESTERLY LINE OF LINCOLN AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 3 IN BLOCK 38 IN W.F. KAISER AND COMPANY'S PETERSON WOOD ADDITION TO ARCADIA TERRACE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOT 3 IN BLOCK 38 LYING BETWEEN THE SOUTH WESTERLY LINE OF LINCOLN AVENUE AND A LINE 17 FEET SOUTH WESTERLY THEREOF MEASURED AT RIGHT ANGLES THERETO AND PARALLEL WITH THW SOUTHWESTERLY LINE OF LINCOLN AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 IN BLOCK 38 (EXCEPT THAT PART LYING BETWEEN THE SOUTH WEST LINE OF LINCOLN AVENUE AND A LINE 17 FEET SOUTHWEST THEREOF TAKEN FOR WIDENING OF LINCOLN AVENUE) IN KAISER AND COMPANY'S PETERSON'S WOODS ADDITION TO ARCADIA TERRACE IN SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 5 IN BLOCK 38 (EXCEPT THAT PART CONVEYED TO CITY OF CHICAGO BY DEED RECORDED AUGUST 11, 1937 AS DOCUMENT 12039234) IN W.F. KAISER AND COMPANY'S PETERSON WOOD'S ADDITION TO ARCADIA TERRACE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1915 AS DOCUMENT 5557707, IN COOK COUNTY, ILLINOIS.

EXHIBIT A