

UNOFFICIAL COPY

**SUBCONTRACTOR'S
CLAIM
FOR LIEN**

**STATE OF ILLINOIS }
 }ss
COUNTY OF COOK }**



Doc#: 0530619088 **Fee:** \$22.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2005 03:29 PM Pg: 1 of 8

This space reserved for Recorder's use only.

SUBCONTRACTOR 'S CLAIM FOR MECHANIC'S LIEN
IN THE AMOUNT OF \$23,377.00

THE CLAIMANT, Phoenix Technical Services, Inc., ("Claimant"), having an address of 702 N. DesPlaines, Plainfield, County of Will, State of Illinois, claims a lien against International Contractors, Inc. ("Contractor"), of Oak Brook, DuPage County, Illinois, and against the Leasehold Estates in the Real Estate (as defined below) and against the interest of Business Services Link, LLC d/b/a Connexus Hub ("Sublessee"), of Chicago, County of Cook, Illinois, and Wilton Partners Tollway LLC ("Sublessor"), of Chicago, County of Cook, Illinois and the Illinois State Toll Highway Authority ("Owner") of Chicago, Cook County, Illinois, and against the Real Estate (as defined below) and the interest of the following entities in said Real Estate:

- (a) Illinois State Toll Highway Authority (the Owner, as aforesaid);
- (b) Business Services Link, LLC d/b/a Connexus Hub (the Sublessee, as aforesaid);
- (c) Wilton Partners Tollway LLC (the Sublessor, as aforesaid);
- (d) International Contractors, Inc. (the Contractor, as aforesaid), and
- (e) any other person claiming an interest in the Real Estate or any portion thereof.

Claimant states as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of Cook, State of Illinois and the improvements thereon (collectively, the "Real Estate"), to wit:

THE REAL PROPERTY LEGALLY DESCRIBED ON **EXHIBIT A**
ATTACHED HERETO AND INCORPORATED HEREIN BY THIS
REFERENCE

UNOFFICIAL COPY

P.I.N.S: 12-16-315-024-8001; 12-16-315-024-8002; 12-16-315-024-8003;
12-16-315-024-8004

which Real Estate is commonly known as O'Hare Oasis, 10201 Belle Plaine Avenue, Schiller Park, Illinois.

2. On information and belief, said Sublessee contracted with Contractor for the construction of certain improvements to said Real Estate.

3. On or about May 31, 2005 Contractor entered into a subcontract with Claimant to furnish and install electrical and data systems and do associated work at the Real Estate.

4. The Claimant last performed work under its subcontract on July 14, 2005 and as of January 19, 2005 Claimant had completed all of the work required to be performed by Claimant under its subcontract which work entailed furnishing said labor and materials.

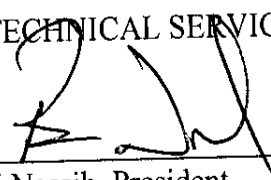
5. That the amount of Claimant's subcontract, inclusive of any and all extras, is Forty Thousand Three Hundred Seventy Seven and no/100ths Dollars (\$40,377.00), of which the sum of Seventeen Thousand and no/100ths Dollars (\$17,000.00) has been paid to Claimant as of the date hereof.

6. There is due, unpaid and owing to the Claimant (after allowing the \$17,000.00 credit for payment received), the principal sum of Twenty Three Thousand Three Hundred Seventy Seven and no/100 (\$23,377.00) 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 Sublessee and Sublessor, and other parties named above, in the Real Estate and on the monies or other consideration due or to become due from the Sublessee or Sublessor under said contract against said Contractor, in the amount of Twenty Three Thousand Three Hundred Seventy Seven and no/100 (\$23,377.00) plus interest, as aforesaid.

CLAIMANT:

PHOENIX TECHNICAL SERVICES, INC.

By:


Rami Nassib, President

UNOFFICIAL COPY

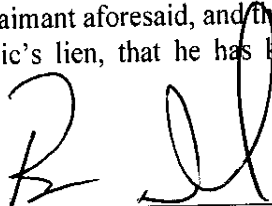
VERIFICATION

State of Illinois }

} SS

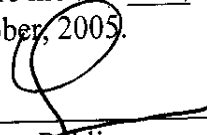
County of Cook }

The Affiant, RAMI NASSIB, being first duly sworn, on oath deposes and states that he is the President of Phoenix Technical Services, Inc., the Claimant aforesaid, and that he has read the above and foregoing subcontractor's claim of mechanic's lien, that he has knowledge of the contents thereof, and that the same is true



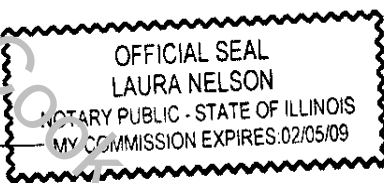
Rami Nassib

SUBSCRIBED AND SWORN to
before me this 21 day of
October, 2005.



Notary Public

My Commission Expires: 2 5 0 9



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

Maria L. Whiteman
Ungaretti & Harris LLP
3500 Three First National Plaza
Chicago, Illinois 60602

UNOFFICIAL COPY**EXHIBIT A
TO SUBCONTRACTOR'S CLAIM FOR LIEN****LEGAL DESCRIPTION OF THE SUBJECT REAL ESTATE**

O'HARE OASIS NET AREA (LESS EXXON MOBILE LEASE AREAS)

PARCEL 1 (NET AREA EAST OF TOLLWAY):

THAT PART OF SECTIONS 16 AND 21 IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 88 DEGREES 17 MINUTES 58 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 869.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 08 MINUTES 25 SECONDS EAST, 496.93 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 31 SECONDS EAST, 16.61 FEET; THENCE NORTH 09 DEGREES 00 MINUTES 39 SECONDS EAST, 28.97 FEET; THENCE NORTH 04 DEGREES 30 MINUTES 46 SECONDS EAST, 44.36 FEET; THENCE NORTH 14 DEGREES 05 MINUTES 29 SECONDS EAST, 37.42 FEET; THENCE NORTH 15 DEGREES 37 MINUTES 19 SECONDS EAST, 62.73 FEET; THENCE NORTH 14 DEGREES 47 MINUTES 05 SECONDS EAST, 104.84 FEET; THENCE NORTH 14 DEGREES 24 MINUTES 59 SECONDS EAST, 87.18 FEET; THENCE NORTH 67 DEGREES 23 MINUTES 47 SECONDS EAST, 79.22 FEET TO THE NORTH EXTENSION OF THE EAST LINE OF THE PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY; THENCE SOUTH 12 DEGREES 25 MINUTES 52 SECONDS EAST, ON SAID EAST LINE, 231.16 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE SOUTH 04 DEGREES 51 MINUTES 06 SECONDS WEST, ON SAID EAST LINE, 330.23 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE SOUTH 31 DEGREES 03 MINUTES 35 SECONDS EAST, ON SAID EAST LINE, 161.61 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE SOUTH 12 DEGREES 20 MINUTES 21 SECONDS EAST, ON SAID EAST LINE, 161.08 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE SOUTH 02 DEGREES 15 MINUTES 48 SECONDS EAST, ON SAID EAST LINE, 184.30 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE SOUTH 15 DEGREES 11 MINUTES 19 SECONDS WEST, ON SAID EAST LINE, 375.02 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE SOUTH 61 DEGREES 08 MINUTES 25 SECONDS WEST, ON SAID EAST LINE, 282.84 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE SOUTH 53 DEGREES 00 MINUTES 37 SECONDS WEST, ON SAID EAST LINE, 250.00 FEET TO AN ANGLE POINT ON SAID EAST LINE; THENCE SOUTH 27 DEGREES 27 MINUTES 01 SECONDS WEST, 144.71 FEET; THENCE NORTH 74 DEGREES 31 MINUTES 07 SECONDS WEST, 103.88 FEET; THENCE NORTH 23 DEGREES 50 MINUTES 07 SECONDS EAST, 18.71 FEET; THENCE NORTH 67 DEGREES 51 MINUTES 40 SECONDS

UNOFFICIAL COPY

WEST, 13.32 FEET; THENCE NORTH 16 DEGREES 08 MINUTES 25 SECONDS EAST, 935.07 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 17 MINUTES 58 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 869.51 FEET; THENCE SOUTH 16 DEGREES 08 MINUTES 25 SECONDS WEST, 586.16 FEET; THENCE SOUTH 73 DEGREES 51 MINUTES 35 SECONDS EAST, 144.32 FEET FOR THE PLACE OF BEGINNING. THENCE NORTH 07 DEGREES 58 MINUTES 30 SECONDS EAST, 78.86 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET, HAVING A CHORD BEARING OF NORTH 12 DEGREES 03 MINUTES 21 SECONDS EAST, 7.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 16 DEGREES 08 MINUTES 13 SECONDS EAST, 29.14 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF NORTH 09 DEGREES 22 MINUTES 07 SECONDS EAST, 23.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 80.00 FEET, HAVING A CHORD BEARING OF NORTH 09 DEGREES 22 MINUTES 07 SECONDS EAST, 18.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 16 DEGREES 08 MINUTES 13 SECONDS EAST, 7.48 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 55.00 FEET, HAVING A CHORD BEARING OF NORTH 38 DEGREES 38 MINUTES 32 SECONDS EAST, 43.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 61 DEGREES 08 MINUTES 51 SECONDS EAST, 96.42 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 165.00 FEET, HAVING A CHORD BEARING OF NORTH 46 DEGREES 37 MINUTES 35 SECONDS EAST, 83.64 FEET TO A NONTANGENT LINE; THENCE SOUTH 73 DEGREES 51 MINUTES 48 SECONDS EAST, 20.96 FEET; THENCE SOUTH 14 DEGREES 16 MINUTES 02 SECONDS EAST, 148.23 FEET TO A NONTANGENT CURVE; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 315.00 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 42 MINUTES 34 SECONDS WEST, 105.90 FEET TO A NONTANGENT LINE; THENCE SOUTH 61 DEGREES 08 MINUTES 15 SECONDS WEST, 20.00 FEET; THENCE SOUTH 63 DEGREES 01 MINUTES 04 SECONDS WEST, 164.67 FEET; THENCE NORTH 60 DEGREES 46 MINUTES 44 SECONDS WEST, 21.38 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

CONTAINING 534,582 SQUARE-FEET (12.272 ACRES), MORE OR LESS.

PARCEL 2 (NET AREA WEST OF TOLLWAY):

THAT PART OF SECTIONS 16 AND 21 IN TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 88 DEGREES 17 MINUTES 58 SECONDS EAST, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 247.58 FEET TO THE WEST LINE OF THE PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY AND TO THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 15 MINUTES 25 SECONDS EAST, ON SAID WEST LINE, 34.89 FEET TO AN ANGLE POINT ON SAID WEST LINE; THENCE NORTH 13 DEGREES 01 MINUTE 46 SECONDS EAST, ON SAID WEST LINE, 307.19 FEET TO AN ANGLE POINT ON SAID WEST LINE; THENCE NORTH 64 DEGREES 16 MINUTES 59 SECONDS EAST, ON SAID WEST LINE, 364.74 FEET TO AN ANGLE POINT ON SAID WEST LINE; THENCE NORTH 00 DEGREES 28 MINUTES 01 SECOND WEST, ON SAID WEST LINE, 148.53 FEET TO AN ANGLE POINT ON SAID WEST LINE; THENCE NORTH 00 DEGREES 23 MINUTES 52 SECONDS WEST, ON SAID WEST LINE, 66.01 FEET TO AN ANGLE POINT ON SAID WEST LINE; THENCE 76 DEGREES 41 MINUTES 11 SECONDS EAST, ON SAID WEST LINE, AND ON THE EASTERLY EXTENSION THEREOF, 236.11 FEET; THENCE NORTH 67 DEGREES 28 MINUTES 47 SECONDS EAST, 59.38 FEET; THENCE SOUTH 17 DEGREES 12 MINUTES 50 SECONDS WEST, 86.16 FEET; THENCE SOUTH 18 DEGREES 20 MINUTES 13 SECONDS WEST, 38.91 FEET; THENCE SOUTH 17 DEGREES 09 MINUTES 01 SECONDS WEST, 64.19 FEET; THENCE SOUTH 64 DEGREES 49 MINUTES 32 SECONDS EAST, 16.07 FEET; THENCE SOUTH 16 DEGREES 08 MINUTES 25 SECONDS WEST, 1385.47 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 55 SECONDS EAST, 12.76 FEET; THENCE SOUTH 14 DEGREES 23 MINUTES 21 SECONDS WEST, 25.87 FEET; THENCE SOUTH 05 DEGREES 47 MINUTES 15 SECONDS WEST, 21.83 FEET; THENCE SOUTH 08 DEGREES 59 MINUTES 06 SECONDS WEST, 30.83 FEET; THENCE SOUTH 12 DEGREES 56 MINUTES 09 SECONDS WEST, 30.59 FEET; THENCE SOUTH 15 DEGREES 13 MINUTES 24 SECONDS WEST, 21.00 FEET; THENCE NORTH 74 DEGREES 31 MINUTES 07 SECONDS WEST, 63.09 FEET TO THE WEST LINE OF THE PARCELS OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY; THENCE THE FOLLOWING THREE COURSES ON SAID WEST LINE; NORTH 09 DEGREES 01 MINUTE 57 SECONDS EAST, 146.48 FEET; NORTH 27 DEGREES 01 MINUTE 11 SECONDS WEST, 548.29 FEET; NORTH 16 DEGREES 07 MINUTES 57 SECONDS EAST, 221.57 FEET TO THE POINT OF BEGINNING,

UNOFFICIAL COPY**EXCEPTING THEREFROM**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 17 MINUTES 58 SECONDS EAST, ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 728.66 FEET; THENCE NORTH 16 DEGREES 08 MINUTES 25 SECONDS EAST, 255.13 FEET; THENCE NORTH 73 DEGREES 51 MINUTES 35 SECONDS WEST, 144.37 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH 07 DEGREES 57 MINUTES 34 SECONDS WEST, 78.77 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET, HAVING A CHORD BEARING OF SOUTH 12 DEGREES 02 MINUTES 39 SECONDS WEST, 7.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16 DEGREES 07 MINUTES 44 SECONDS WEST, 28.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, HAVING A CHORD BEARING OF SOUTH 09 DEGREES 21 MINUTES 39 SECONDS WEST, 23.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG AN ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 80.00 FEET, HAVING A CHORD BEARING OF SOUTH 09 DEGREES 21 MINUTES 39 SECONDS WEST, 18.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16 DEGREES 07 MINUTES 44 SECONDS WEST, 7.37 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 55.00 FEET, HAVING A CHORD BEARING OF SOUTH 38 DEGREES 37 MINUTES 44 SECONDS WEST, 43.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61 DEGREES 07 MINUTES 43 SECONDS WEST, 96.48 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 165.00 FEET, HAVING A CHORD BEARING OF SOUTH 46 DEGREES 36 MINUTES 48 SECONDS WEST, 83.60 FEET TO A NONTANGENT LINE; THENCE NORTH 73 DEGREES 52 MINUTES 15 SECONDS WEST, 20.92 FEET; THENCE NORTH 14 DEGREES 15 MINUTES 54 SECONDS WEST, 148.31 FEET TO A NONTANGENT CURVE; THENCE NORTHEASTERLY ALONG AN ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 315.00 FEET, HAVING A CHORD BEARING OF NORTH 44 DEGREES 42 MINUTES 32 SECONDS EAST, 105.82 FEET TO A NONTANGENT LINE; THENCE NORTH 61 DEGREES 07 MINUTES 47 SECONDS EAST, 20.00 FEET; THENCE NORTH 62 DEGREES 59 MINUTES 51 SECONDS EAST, 168.00 FEET; THENCE SOUTH 51 DEGREES 47 MINUTES 59 SECONDS EAST, 19.87 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, . CONTAINING 483,085 SQUARE FEET (11.090 ACRES), MORE OR LESS.

UNOFFICIAL COPY

PARCEL 3 (NEW PROPOSED RESTAURANT PARCEL):

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 655.00 FEET, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 17 MINUTES 58 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 728.66 FEET; THENCE SOUTH 16 DEGREES 08 MINUTES 25 SECONDS WEST, 92.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73 DEGREES 51 MINUTES 35 SECONDS EAST, 134.00 FEET; THENCE SOUTH 16 DEGREES 08 MINUTES 25 SECONDS WEST, 103.00 FEET; THENCE NORTH 73 DEGREES 51 MINUTES 35 SECONDS WEST, 134.00 FEET; THENCE NORTH 16 DEGREES 08 MINUTES 25 SECONDS EAST, 103.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 13,802 SQUARE FEET (0.317 ACRES), MORE OR LESS.

TOTAL NET AREA CONTAINING 1,031,469 SQUARE FEET (23.679 ACRES), MORE OR LESS.

PIN: 12-16-315-024-8001;
12-16-315-024-8002;
12-16-315-024-8003;
12-16-315-024-8004.

Common Address: 102041 Belle Plaine Avenue
Schiller Park, Illinois