

# UNOFFICIAL COPY

## ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS

COUNTY OF COOK

The Lien Claimant, **FORTNEY & WEYGANDT, INC.**, an Ohio corporation, of 31269 Bradley Road, North Olmsted, Ohio, hereby files a claim for mechanic's lien against **JEKED, CORP., d/b/a CIABATTA SANDWICH CAFÉ**, an Illinois corporation, authorized or knowingly permitted to contract with Lien Claimant by **ALI PROPERTIES I, LLC** ("Former Owner"); **STANDARD BANK & TRUST COMPANY, UNDER TRUST AGREEMENT DATED NOVEMBER 2, 2005 AND KNOWN AS TRUST NO. 19139** ("Present Owner") (Allied Properties I, LLC; Standard Bank And Trust Company U/T No. 19139 and Jeked, Corp. are collectively referred to herein as "Owner") and **STANDARD BANK AND TRUST COMPANY** ("Lender") and any person or entity claiming an interest in the property (as hereinafter defined), by, through or under Owner or Lender, and states:

That from August, 2005, and all relevant times thereafter, Former Owner owned and the Present Owner owns the following described land in the Village of Orland Park, County of Cook, State of Illinois, commonly known as 16111 LaGrange Road, Orland Park, Illinois and legally described as set forth in the attached *Exhibit "A"* and hereinafter referred to as the "Property".

That on or about August 25, 2005, ALLIED PROPERTIES I, LLC, as Former Owner, authorized or knowingly permitted JAKED, LLC d/b/a CIABATTA SANDWICH CAFÉ to enter into a certain written Agreement with Claimant, FORTNEY & WEYGANDT, INC., as General Contractor, whereby Claimant agreed to provide certain labor, material and work to build-out the tenant improvements for JAKED, LLC d/b/a CIABATTE SANDWICH CAFÉ (the "Project"), all as more fully set forth in said Agreement, for the sum of *Two Hundred Thirty-Two Thousand Four Hundred Dollars (\$232,400.00)*.

That pursuant to the special instance and request of the Owner, Claimant provided certain extra labor, material and work to the Project in the net amount of *Eight Thousand Eight Hundred Twenty-Four Dollars (\$8,824.00)* for a total contract price of *Two Hundred Forty-One Thousand Two Hundred Twenty-Four Dollars (\$241,224.00)*.

On January 19, 2006, Claimant completed all that was required to be done by said Agreement.

That as of the date hereof, Owner is entitled to credits in the amount of *Seventy-Six Thousand Five Hundred Forty Dollars (\$76,540.00)*, leaving due and owing to Claimant the sum of **One Hundred Sixty-Four Thousand Six Hundred Eight-Four Dollars (\$164,684.00)**, for which, with interest,



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Doc#: 0610745068 Fee: \$18.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/17/2006 10:59 AM Pg: 1 of 3

Mechanics' Lien Claim  
Amount: \$164,684.00

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the Claimant claims a lien on said Property, Project and improvements thereon and on the monies, bonds and/or warrants or other considerations due or to become due from the Owner as well as court costs and legal fees pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/17.

Dated: April 14, 2006

**FORTNEY & WEYGANDT, INC.**  
**Mechanic's Lien Claimant,**

By: *James Karras*  
**James J. Karras, Its Duly Authorized  
Agent and Attorney-In-Fact**

STATE OF ILLINOIS  
COUNTY OF COOK

### VERIFICATION

**JAMES J. KARRAS**, being first duly sworn on oath, deposes and states that he is the duly Authorized Agent and Attorney-In-Fact of Lien Claimant, FORTNEY & WEYGANDT, INC., an Illinois corporation; that he is authorized to sign this Verification of the foregoing Original Contractor's Claim for Lien Pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/1, et seq.; that he has read the above and foregoing **ORIGINAL CONTRACTOR'S CLAIM FOR LIEN**, and that the statements set forth therein are true and correct in substance and in fact.

*James Karras*  
**JAMES J. KARRAS, Duly Authorized  
Agent and Attorney-In-Fact of  
FORTNEY & WEYGANDT, INC.,  
Lien Claimant**

**SUBSCRIBED AND SWORN** to before me

this 14<sup>TH</sup> day of APRIL, 2006

*William D Kelly*  
NOTARY PUBLIC



*This Documents has been prepared by and  
after recording should be returned to:*

James J. Karras, Esquire  
**KELLY & KARRAS, LTD.**  
619 Enterprise Drive, Suite 205  
Oak Brook, IL 60523  
(630) 575-0202



**UNOFFICIAL COPY****EXHIBIT A****PARCEL 1:**

Lot 1 in Summit Park, a subdivision of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat of subdivision dated July 23, 2003 and recorded October 22, 2004 as document 0429627111, in Cook County, Illinois.

**PARCEL 2:**

Easement for the benefit of Parcel 1 contained in Declaration of Conditions and Restrictions recorded October 14, 2004 as document 0428827163 for ingress and egress over parking and driveway areas currently located on Lots 2, 3, 4 and 5 in Summit Park Subdivision aforesaid.

PIN: 27-22-102-008-0000

Property of Cook County Clerk's Office