

UNOFFICIAL COPY



Doc#: 0629731096 Fee: \$19.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/24/2006 03:27 PM Pg: 1 of 5

SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The claimant, Estrucarras Inc., ("Claimant") with an address at 2232 S. Pulaski, Chicago, Illinois 60623, hereby files its Subcontractor's Claim for Mechanics Lien on the Real Estate (hereinafter described) and against the interest of A & A Development, LLC (the "Owner") in the Real Estate and any other person claiming an interest in the Real Estate by, through or under the Owner.

Claimant states as follows:

1. On or about August 29, 2005, and subsequently, Owner owned in fee simple title to the real estate, including all land and improvements thereon, (the "Real Estate"), in Cook County Illinois, commonly known as 1810 N. Spaulding, Chicago, Illinois 60647, and legally described as follows:

See Exhibit "A" attached hereto.

The permanent real estate tax numbers (PIN) for the Real Estate are:

- 13-35-409-037-0000
- 13-35-409-039-0000
- 13-35-409-041-0000
- 13-35-409-042-0000

2. Claimant, on or about July 5, 2006 entered into a contract with Era Valdivia Contractors, Inc., which has an office at 11909 S. Avenue O, Chicago, Illinois 60617 to furnish labor, materials, tools and equipment for the construction and installation of balconies on a residential building located at 1810 N. Spaulding, Chicago, Illinois for the sum of \$8,000.00.
3. The Subcontract was entered into by Era Valdivia Contractors, Inc., and the work was performed by Claimant with the knowledge and consent of Owner. Alternatively, the Owner specifically authorized Era Valdivia Contractors, Inc., and/or the Owner's general contractor to enter into contracts for improvement of

UNOFFICIAL COPY

the Real Estate. Alternatively, the Owner knowingly permitted Era Valdivia Contractors, Inc. to enter into contracts for the improvement of the Real Estate.

4. Claimant last performed work under the subcontract with Era Valdivia Contractors, Inc., to the project site at 1810 N. Spaulding, Chicago, Illinois on August 10, 2006.

5. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by Era Valdivia Contractors, Inc., the balance of \$8,000.00 for which, with interest, Claimant claims a lien on the Real Estate and on the monies or other consideration with interest due, or to become due, from Owner to Era Valdivia Contractors, Inc. and/or general contractor under the Contract between Owner and Owner's general contractor.

Dated: 10/16/06

Estructuras Inc.,

By: [Signature]

Valentin Isasi
Its President

Subscribed and sworn to before me

this 16 day of Oct 2006
at Chicago, County of Cook, State of Illinois.

Notary Public [Signature]



UNOFFICIAL COPY

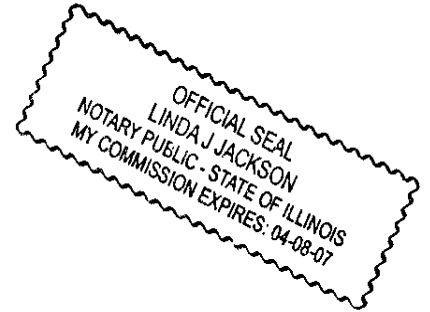
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The affiant, Valentin Isasi, being first duly sworn on oath, deposes and says that he is the Secretary of Estructuras Inc., the 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.

Valentin Isasi
Valentin Isasi

Subscribed and sworn to before me this
16 day of *Oct*, 2006.

[Signature]
Notary Public



**THIS DOCUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED TO:**

Cynthia E. Garcia
Querrey & Harrow, Ltd.
175 West Jackson Blvd.
Suite 1600
Chicago, IL 60604
(312) 540-7000

10/13/2006 16:12 4

Q&H CHICAGO SE

UNOFFICIAL COPY**EXHIBIT A****Legal Description.****PARCEL 1:**

THE NORTH 25 FEET OF THE SOUTH 146.85 FEET OF THE EAST 25 FEET OF THE WEST 197.55 FEET OF THAT PART OF BLOCK 10 LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD IN SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
13-35-409-037-0000

PARCEL 2:

THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK, 324 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, AND RUNNING THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 255.5 FEET TO THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY; THENCE WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 123.86 FEET; THENCE NORTHWESTERLY A DISTANCE OF 67.92 FEET TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID BLOCK WHICH IS 23.47 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE; THENCE CONTINUING NORTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED A DISTANCE OF 10.68 FEET TO A POINT 10 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 27.11 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE; THENCE NORTH ALONG A LINE 10 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE A DISTANCE OF 40.74 FEET TO A POINT 25 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 108 FEET OF SAID BLOCK 10; THENCE WEST 5 FEET; THENCE NORTH TO A POINT ON A LINE 486 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF BLOCK 10; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH AND SOUTH CENTER LINE OF SAID BLOCK 10; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 486 FEET OF SAID BLOCK A DISTANCE OF 172.53 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID BLOCK; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 54 FEET; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 432 FEET OF SAID BLOCK, A DISTANCE OF 177.55 FEET TO ITS INTERSECTION WITH THE WEST LINE OF ALLEY, BEING A LINE 10 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE; THENCE SOUTH ALONG SAID ALLEY LINE A DISTANCE OF 0.69 FEET; THENCE WEST 5 FEET ON THE NORTH LINE OF THE ALLEY; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, BEING A LINE 15 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE A DISTANCE OF 25 FEET; THENCE EAST ALONG THE SOUTH LINE OF THE ALLEY 25 FEET; THENCE NORTH ALONG THE EAST LINE OF THE ALLEY, BEING A LINE 10 FEET EAST OF AND PARALLEL TO THE SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 133.69 FEET TO A POINT 324 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK; AND THENCE EAST 177.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
13-35-409-041 & 042

10/13/2006 16:12

4

UNOFFICIAL COPY**Legal Description.****PARCEL 3:**

THE SOUTH 27 FEET OF THE NORTH 32 $\frac{1}{2}$ FEET OF THE EAST 177 FEET OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
PART 13-35-409-001

PARCEL 4:

THAT PART OF BLOCK 10 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID BLOCK WHICH IS 23.47 FEET NORTH OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY; THENCE NORTHWESTERLY A DISTANCE OF 10.68 FEET TO A POINT 10 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE AND 27.11 FEET NORTH OF SAID NORTH RIGHT OF WAY LINE, TO THE POINT OF BEGINNING OF THIS PARCEL OF LAND; THENCE NORTH 0 DEGREES 02 MINUTES 17 SECONDS WEST ALONG A LINE 10.00 FEET WEST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE, A DISTANCE OF 40.74 FEET TO A POINT 25.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 108.00 FEET OF SAID BLOCK 10; THENCE NORTH 89 DEGREES 28 MINUTES 00 SECONDS WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 17 SECONDS WEST, A DISTANCE OF 25.25 FEET TO A POINT ON A LINE 486.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 10 AND 15.00 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID BLOCK 10; THENCE NORTH 89 DEGREES 36 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH 486.00 FEET OF SAID BLOCK 10, A DISTANCE OF 172.53 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID BLOCK 10; THENCE SOUTH 0 DEGREES 04 MINUTES 33 SECONDS EAST ALONG SAID WEST LINE, 37.87 FEET; THENCE SOUTH 87 DEGREES 01 MINUTES 33 SECONDS EAST, A DISTANCE OF 50.31 FEET; THENCE EASTERLY ON A CURVE TANGENT TO THE LAST DESCRIBED COURSE AND CONCAVE SOUTHERLY WITH A RADIUS OF 355.16 FEET A CHORD DISTANCE OF 66.01 FEET (SAID CHORD HAVING A BEARING OF SOUTH 01 DEGREE 41 MINUTES 35 SECONDS EAST) TO A POINT OF COMPOUND CURVATURE; THENCE EASTERLY ON A CURVE CONCAVE SOUTHERLY, WITH A RADIUS OF 1006.84 FEET, A CHORD DISTANCE OF 64.23 FEET (SAID CHORD HAVING A BEARING OF SOUTH 74 DEGREES 31 MINUTES 58 SECONDS EAST) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.
13-35-409-039-0000