



Doc#: 0702955259 Fee: \$18.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/29/2007 02:23 PM Pg: 1 of 4

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

**NOTICE OF LIEN**

The Claimant, Midwest Wallmasters, Inc. of 625 Winchester Court, Bartlett, Illinois 60103, hereby files a claim for lien against Broadway Consolidated Companies, Inc., 400 N. Noble, Chicago, IL 60622, hereinafter referred to as Contractor and Wal-Mart Stores, Inc., 2001 S. E. 10<sup>th</sup>, Bentonville, AK 72716, hereinafter referred to as Owner of 4650 W. North Avenue, Chicago, Illinois 60639 and any persons claiming to be interested in the real estate described herein states as follows:

- 1. That prior to April 10, 2006, the Owner of the following property described in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

**PIN's:** 13-34-313-025 through 13-34-313-037; 13-34-314-001; 13-34-314-002; 13-34-314-005; 13-34-316-006 through 13-34-316-010; 13-34-316-019 through 13-34-316-024

Commonly known as Wal-Mart Store, #5402 4650 W. North Avenue, Chicago, Illinois 60639 and the Contractor were contracting for the improvement thereof.

- 2. That on May 30, 2006, Midwest Wallmasters, Inc. made a contract with the Contractor for the improvement of the described property for the sum of \$509,500.00.
- 3. That at the request of the Contractor, the Claimant provided the entire work on the property and additional work in the total amount of \$1,392,575.00.
- 4. That the Contractor is entitled to credits for \$963,627.84 paid. There remains due unpaid and owing to the Claimant, after allowing all deductions and credits, the sum of **\$428,947.16** for which and with interest the Claimant claims a lien on said land and improvements thereon and on the money or otherwise consideration due or to be become due from the owner under said contract.

Date: 1-29-07

MIDWEST WALLMASTERS, INC.

Dawn Fahy  
Dawn Fahy, President

4

# UNOFFICIAL COPY

## CLIENT VERIFICATION

The affiant, DAWN FAHY, being first duly sworn, on oath deposes and says that affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

MIDWEST WALLMASTERS, INC.

*Dawn Fahy*  
Dawn Fahy, President

SUBSCRIBED AND SWORN TO before  
me this 29<sup>th</sup> day of January, 2007.

*Terie A. Garrabrant*  
Notary Public



William R. Thomas  
Attorney for Claimant  
Cook Co. Atty. No. 41763  
Law Office of William R. Thomas, P.C.  
568 S. Washington Street  
Naperville, IL 60540  
(630) 357-7537

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

BLOCKS 15 AND 16 (EXCEPT THE WEST 5.00 FEET DEDICATED BY PLAT RECORDED MARCH 12, 1957 AS DOCUMENT NO. 18847421 FOR NORTH KILPATRICK AVENUE AND EXCEPT THE EAST 76.00 FEET THEREOF AND EXCEPT THAT PART FALLING IN WEST GRAND AVENUE AND EXCEPT THAT PART FALLING IN WEST NORTH AVENUE), IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE SOUTHEAST CORNER AND RAILROAD RIGHT OF THE WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 30 TO 42, BOTH INCLUSIVE, IN BLOCK 14 IN THE SUBDIVISION OF BLOCKS 13 AND 14 IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE SOUTHEAST CORNER AND RAILROAD RIGHT OF THE WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 5, BOTH INCLUSIVE, IN G. H. O'BRIEN'S SUBDIVISION OF THE NORTH 191.00 FEET OF BLOCK 17 IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE SOUTHEAST CORNER AND RAILROAD RIGHT OF THE WAY), IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 31 TO 40, BOTH INCLUSIVE, IN THE SUBDIVISION OF BLOCK 17 (EXCEPT THE NORTH 191.00 FEET) IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE SOUTHEAST CORNER AND RAILROAD RIGHT OF THE WAY) IN COOK COUNTY, ILLINOIS.

PARCEL 5 (VACATED STREETS AND ALLEYS, AS VACATED BY ORDINANCE RECORDED APRIL 7, 1995 AS DOCUMENT NO. 95235198):

(PARCEL 5A):

VACATED WABANSIA AVENUE, LYING (1) NORTH OF LOTS 1 TO 5, BOTH INCLUSIVE, IN J. H. O'BRIEN'S SUBDIVISION OF THE NORTH 191 FEET OF BLOCK 17 IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, AND LYING (2) SOUTH OF LOT 30 IN BLOCK 14 IN THE SUBDIVISION OF BLOCK 13 AND 14 IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

# UNOFFICIAL COPY

(PARCEL 5B):

VACATED NORTH KILPATRICK AVENUE LYING (1) WEST OF BLOCKS 15 AND 16 (TOGETHER WITH THE WEST 5 FEET OF SAID BLOCKS 15 AND 16 PREVIOUSLY DEDICATED BY PLAT RECORDED MARCH 12, 1957 AS DOCUMENT NO. 16847421) IN W & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING (2) SOUTH OF THE NORTHEASTERLY LOT LINE OF LOT 42, EXTENDED SOUTHEASTERLY, IN BLOCK 14 IN THE SUBDIVISION OF BLOCKS 13 AND 14 IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; AND LYING (3) NORTH OF THE SOUTH LINE OF LOT 31, EXTENDED EASTERLY, IN THE SUBDIVISION OF BLOCK 17 IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34 IN COOK COUNTY, ILLINOIS.

(PARCEL 5C):

THE VACATED EAST-WEST ALLEY LYING (1) SOUTH OF LOTS 1 TO 5, BOTH INCLUSIVE, IN J. H. O'BRIEN'S SUBDIVISION OF THE NORTH 191 FEET OF BLOCK 17 IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND LYING (2) NORTH OF LOT 40 IN THE SUBDIVISION OF BLOCK 17 IN W. & R. O'BRIEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.