



0707516118

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Doc#: 0707516118 Fee: \$18.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/16/2007 02:02 PM Pg: 1 of 3

**SUBCONTRACTOR'S
CLAIM FOR LIEN
[PRIVATE CONSTRUCTION]**

IN THE OFFICE OF THE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, Warren F. Thomas Plumbing Co. of 33 W. 63rd Street, Westmont, Illinois 60559 (hereinafter referred to as "Lien Claimant"), hereby records a claim for Mechanics Lien against Millennium General Contracting, Inc. of 1616 Burning Tree Court, Arlington Heights, Cook County Illinois 60004 (hereinafter referred to as "Contractor"); Chicago Regal Holdings LLC of 163 E. Walton Street, Chicago, Cook County, IL (hereinafter referred to as "Owner") and all other persons or entities having or claiming and interest in the below described real estate, and in support thereof states as follows:

1. On or about September 28, 2006, Cyner owned the following described real estate in the County of Cook, State of Illinois, to wit: See legal description attached hereto and incorporated herein as **Exhibit A**, commonly known as 163 E. Walton Street, Chicago, Cook County, IL, which real estate has the following permanent index number: 17-03-213-002-0000 and which is hereinafter together with all improvements referred to as the "premises."

2. On a date unknown to Lien Claimant, Owner, or one knowingly permitted by the Owner to do so, entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction, alterations and improvements to and for the benefit of the premises.

3. On or about September 28, 2006, Subcontractor submitted a written proposal to Contractor in the amount \$19,650.00 to provide plumbing labor and material identified in Drawing KBH/ID/GR_BD-101 provided to Lien Claimant from Contractor. Shortly thereafter, Contractor orally accepted Lien Claimants proposal and directed Lien Claimant to furnish and supply and supply said plumbing labor, materials, fixtures and equipment to the premises in the amount of \$19,650.00 for said improvement.

4. At the special instance and request of Contractor, lien claimant furnished extra and additional materials to and extra and additional labor for said premises in the amount of \$5,558.00.

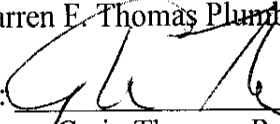
UNOFFICIAL COPY

5. On January 12, 2007, Lien Claimant substantially completed all required by said contract and extras to be done.

6. Contractor is entitled to credits on account thereof as follows: \$0, leaving due, unpaid and owing to Lien Claimant, after allowing all credits, the sum of \$25,208.00 for which, with interest, Lien Claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner.

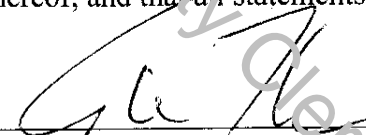
7. Notice has been duly given to Owner, the Lender and the Contractor as required by the Illinois Mechanics Lien Act, 770 ILCS 60/24. On information and belief notice has also been given to the Owner and others pursuant to 770 ILCS 60/5.

Warren F. Thomas Plumbing Co.

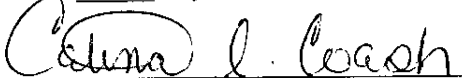
By: 
(Craig Thomas, President)

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPAGE)

The Affiant, Craig Thomas, being first duly sworn, on oath deposes and says that he is President of Warren F. Thomas Plumbing Co., Lien Claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all statements therein contained are true.


Craig Thomas, President

Subscribed and sworn to before me
this 6th day of March, 2006



Notary Public



This document prepared by and mail to:

Jennifer A. Nielsen
Lyman & Nielsen
1301 West 22nd Street, Suite 914
Oak Brook, IL 60523
Tel: 630/575-0020
Fax: 630/575-0999

UNOFFICIAL COPY

LEGAL DESCRIPTION:**PARCEL 1:**

LOTS 32, 33, 34 AND 35 IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT AGREEMENT FOR INGRESS, EGRESS AND TRASH REMOVAL FOR THE BENEFIT PARCEL 1 CREATED BY INSTRUMENT DATED AUGUST 10, 1988 AND RECORDED September 15, 1988 AS DOCUMENT NUMBER 88423494 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 36 IN ALLMENDINGER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF BLOCK 13 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 36, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 67 FEET; THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID LOT, 8.02 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY 6.262 FEET ALONG THE ARC OF A CIRCLE OF RADIUS 4 FEET AND CENTRAL ANGLE OF 89 DEGREES 41 MINUTES 27 SECONDS TO A POINT OF TANGENCY; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE, 9.02 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID NORTH LINE, 18.50 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE, 34 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID NORTH LINE, 11 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH SAID WEST LINE, 20 FEET TO A POINT ON SAID NORTH LINE 41.50 FEET EAST OF SAID NORTH WEST CORNER; THENCE WEST ALONG SAID NORTH LINE, 41.50 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE 14 FEET (18 FEET IN THE CLEARANCE AREA PORTION OF THE EASEMENT AREA) ABOVE SAID GRADE, IN COOK COUNTY, ILLINOIS.

PIN: 17-03-213-002-0000

CKA: 163 EAST WALTON, CHICAGO, IL, 60611