

UNOFFICIAL COPY



DOCUMENT PREPARED BY

AND RETURN TO:

Contractors Lien Services, Inc.
6315 N. Milwaukee Ave.
Chicago, IL 60646
773-594-9090
773-594-9094 fax
getpaid@paydaylien.com

Doc#: 0717650212 Fee: \$19.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/25/2007 01:43 PM Pg: 1 of 5

CLAIM OF LIEN (MECHANICS)

State of Illinois

SS. County of **Cook**.

The claimant, **Michael Realty** hereby files its lien as an original contractor against (hereinafter, collectivity, "contractor") hereby files its lien as an original contractor against (hereinafter, collectivity, "contractor") and (hereinafter, collectivity, "owner") and states:

On **6/15/2007** Owner owned in fee simple title to the certain land described Exhibit A attached hereto, including all land and improvements thereon, in the county of **Cook**, State of Illinois. Permanent Index Numbers: **14 32 425 048 0000**
commonly known as: **1742 N. Bissell St., Chicago Il. 60614-5506.**
Owner of Record **TSL Holdings, LLC**

And that was the owner's contractor for the improvement thereof:

On **5/25/2007** contractor made an implied contract with the claimant to furnish all labor and materials, equipment and services necessary for,
Appraisal, Inspection, Listing Advertisements, and Exclusive Sales Agreement signed Contract

for and in said improvement and that on **6/15/2007** the claimant completed all required by said contract to be done.

That at the special instance and request of contractor(s), the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ **0.00** completed on **6/15/2007**.

Thursday, June 21, 2007

Page 1 of 2

5P

UNOFFICIAL COPY

The original contract amount was for \$ **103,500.00** . That said contractor is entitled to credits on account thereof as follows \$ **0.00** leaving due, unpaid and owing to the claimant after allowing all credits, the sum of \$ **103,500.00** for which, interest of 10% \$ **170.14** , in addition to extra work done in the amount of \$ **0.00** , the filing fee amount of \$ **497.00** , the release of liens fee of \$ **150.00** , certified mailing fees of \$ **37.00** , and title search fees of \$ **60.00** for a total of \$ **104,414.14** due and owing.

The claimant claims a lien on said land and improvements and on the monies or other consideration, due to or to become due from owner under said contract against said contractors and owner.

Date: 6/21/2007

Signed by: *Steven F. Boucher* Print Name/Title Steven F Boucher

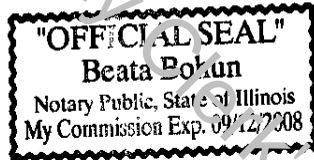
VERIFICATION

I declare that I am authorized to file this CLAIM OF LIEN (MECHANICS) on behalf of the claimant. I have read the foregoing document and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury under the law of the State of Illinois that the foregoing is true and correct. Executed at Contractors Lien Services, Inc. on 6/21/2007 for Michael Realty.

Signed by: *Steven F. Boucher* Print Name/Title Steven F Boucher

Subscribed and sworn to before me on this 21 day of June, 2007

Beata Polun
Notary Public



UNOFFICIAL COPY

RECORDATION REQUESTED BY:
COSMOPOLITAN BANK AND TRUST
 801 NORTH CLARK STREET
 CHICAGO, IL 60610



Doc#: 0532135118 Fee: \$48.00
 Eugene "Gene" Moore RH&P Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 11/17/2005 08:10 AM Pg: 1 of 13

WHEN RECORDED MAIL TO:
COSMOPOLITAN BANK AND TRUST
 801 NORTH CLARK STREET
 CHICAGO, IL 60610

SEND TAX NOTICES TO:
COSMOPOLITAN BANK AND TRUST
 801 NORTH CLARK STREET
 CHICAGO, IL 60610

FOR RECORDER'S USE ONLY

This Mortgage prepared by:
 Sue Remegi
 COSMOPOLITAN BANK AND TRUST
 801 NORTH CLARK STREET
 CHICAGO, IL 60610

FIRST AMERICAN

File # 1146251

2911

13

MORTGAGE

MAXIMUM LIEN. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$2,574,000.00.

THIS MORTGAGE dated October 21, 2005, is made and executed between TSL Holdings, LLC, whose address is 2722 N. Wayne Ave., Chicago, IL 60614 (referred to below as "Grantor") and COSMOPOLITAN BANK AND TRUST, whose address is 801 NORTH CLARK STREET, CHICAGO, IL 60610 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages, warrants, and conveys to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Cook County, State of Illinois:

LOT 128 (EXCEPT THAT PART TAKEN FOR THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY) AND LOT 129 (EXCEPT THAT PART TAKEN FOR THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY) AND LOT 130 (EXCEPT THE SOUTHWESTERLY 50 FEET) AND LOT 131 (EXCEPT THE SOUTHWESTERLY 50 FEET) AND LOT 132 (EXCEPT THE SOUTHWESTERLY 50 FEET) ALL IN BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1738 N. Bissell, 1740 N. Bissell, 1742 N. Bissell and 935 W. Willow, Chicago, IL 60614. The Real Property tax identification number is 14-32-425-082, 14-32-425-050, 14-32-425-049, 14-32-425-048.



REALTOR Association of North West Chicago and EXCLUSIVE AUTHORIZATION & RIGHT TO SELL/LEASE AGREEMENT

To: Listing Company (Broker) Michael Realty & Associate Inc Date: 05-25-07
Property Address: Street 1738-1742 N Bisselle + 935 Unit# Garage#
City Chicago State IL Zip Code 60614 County Cook
Permanent Index Number (PIN) 1432425040000 Approximate Lot Dimensions # 130 X 50
Property will be listed at \$ 1432425050000 or a rental of 14324250490000 with possession at closing
Listing Price 2,300,000.00

All references to Seller or Lessor in this Agreement are hereinafter referred to as Seller. All references to Buyer or Lessee in this Agreement are hereinafter referred to as Buyer.

In consideration of the following conditions and of Broker's efforts to procure an acquiring party for the property and improvements described herein, Seller gives Broker the exclusive right to sell, exchange, lease or option to purchase the property and to advertise and display signs from the date of this Agreement until the expiration of 1 YEAR, at which time this Agreement shall automatically terminate.

This Agreement may be cancelled or altered (date) by 30 days advance written notice of either party to the other.

BROKERAGE FEE: Seller shall pay a real estate brokerage fee to Broker in the amount of 4.5% of the sale price in accordance with the terms and conditions contained herein and on the reverse of this Agreement.

fee of In the event the property is leased and Lessee subsequently purchases the property, Broker shall, in addition to the fee for leasing the property, also be entitled to the Brokerage Fee for the acquisition of the property in accordance with the terms and conditions of this Agreement.

obligations hereunder and to pay compensation to such cooperating brokers in the amount of of the sale price.

DESIGNATED AGENT/LICENSEE: Broker designates Sam Morayheo (Seller's Designated Agent/Licensee).

DUAL AGENCY: NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION.

The undersigned Sam Morayheo (Designated Agent/Licensee), and any subsequent Designated Agent(s) may undertake a dual representation (represent both Seller and Buyer) for the sale of this property.

WHAT A LICENSEE CAN DO FOR THE CLIENTS WHEN ACTING AS A DUAL AGENT: 1. Treat all clients honestly. 2. Provide information about the property to the Buyer.

WHAT A LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT: 1. Confidential information that Licensee may know about the clients, without the clients' permission.

Other Items Included: will not be listed in MLS - Only in house listing

LOCKBOX: SELLER HEREBY (initial one) DOES / DOES NOT AUTHORIZE BROKER to place an electronic or combination lockbox on the property in accordance with the terms and conditions on the reverse of this Agreement.

ASSESSMENTS: Seller shall pay for all assessments, regular or special, due or levied prior to closing, which include: in the amount of \$

UNOFFICIAL COPY

90.
91.
92.
93.
94.
95.
96.
97.
98.
99.
100.
101.
102.
103.
104.
105.
106.
107.
108.
109.
110.
111.
112.
113.
114.
115.
116.
117.
118.

in the amount of \$ _____

ASSOCIATION DUES: Seller acknowledges a current Condominium Homeowners Association Assessment/Fee of \$ _____ per _____

which includes: _____

Seller will provide the most recent ascertainable tax bill and represents that the most recent ascertainable tax bill for the year 2005 is \$ 28,500.00 which reflects the following exemptions: (~~strike inapplicable~~) homeowner, senior citizen tax freeze, homestead or none.

Seller warrants that he has the authority to execute this Agreement and to bind all parties who have an ownership interest in this property and to deal with and on behalf of said property as herein provided including providing evidence of good, insurable and merchantable title. Seller warrants that any prior listing agreements have in fact been cancelled, expired, terminated and no longer in effect upon the signing of this Agreement. Seller shall complete, simultaneously with this Agreement, the DISCLOSURE REPORTS required by law and agrees to respond completely and truthfully to all questions included therein.

RIDERS, TERMS AND GENERAL CONDITIONS: This Agreement is subject to the Terms and Conditions on the back page hereof and the following Rider(s) labeled _____

_____ attached hereto, which Riders, Terms and Conditions are made a part of this Agreement, all of which constitute a legally binding contract.

AUTHORIZED BROKER SIGNATURE _____

[Signature]

DESIGNATED AGENT/LICENSEE SIGNATURE _____

[Signature]

ADDRESS/CITY/STATE/ZIP _____

5680 - N. E. 15th - Chicago

COMPANY PHONE NUMBER/AGENT'S PHONE NUMBER _____

773-243-8700-773-6415235

SELLER/LESSOR/BENEFICIARY _____

[Signature]

SELLER/LESSOR/BENEFICIARY _____

2617 N. Wayne Ave

Chicago, IL 60641

WORK PHONE NUMBER/HOME PHONE NUMBER _____

773-842-3445

Property of Cook County Clerk's Office