

# UNOFFICIAL COPY



0722854146

Doc#: 0722854146 Fee: \$20.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/16/2007 02:27 PM Pg: 1 of 6

MECHANICS LEER

**TITLE OF DOCUMENT**

**THIS INSTRUMENT WAS PREPARED BY:**

KELLY SALCE

7740 S. GRACE ST. #306

Lombard, IL 60148

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State of Illinois )  
 )  
 County of Cook ) ss.

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### Subcontractor's Claim for Lien

The Claimant, H.C. Hinkle Excavating, Inc., doing business at 2240 S. Grace St., Lombard, DuPage County, State of Illinois, hereby files its notice of claim of lien against United Interior Construction, Inc. (General Contractor), 9141 S. Kedzie Ave., Chicago, Cook County, State of Illinois, (Richard Kessler, Agent, 640 N. La Salle St. Chicago, County of Cook, State of Illinois) and 2200 W. Madison Group, LLC, (Owner) 2222 W. Warren Blvd., Chicago, Cook County, Illinois, (Frank Ryan, Agent, 4849 W. 167<sup>th</sup> St., Oak Forest, County of Cook, State of Illinois), and any persons claiming to be interested in the premises herein, and states:

That on November 7, 2006, the Owner owned the following described land (see attachment) in the County of Cook, State of Illinois, to wit:

- ~~2250 W. Madison St. Chicago, Illinois. PIN # 17-07-329-027-0000~~
- ~~2246 W. Madison St. Chicago, Illinois. PIN # 17-07-329-028-0000~~
- ~~2240 W. Madison St. Chicago, Illinois. PIN # 17-07-329-029-0000~~
- ~~2238 W. Madison St. Chicago, Illinois. PIN # 17-07-329-030-0000~~
- ~~2228 W. Madison St. Chicago, Illinois. PIN # 17-07-329-031-0000~~
- ~~2224 W. Madison St. Chicago, Illinois. PIN # 17-07-329-032-0000~~
- ~~2226 W. Madison St. Chicago, Illinois. PIN # 17-07-329-033-0000~~
- ~~2222 W. Madison St. Chicago, Illinois. PIN # 17-07-329-034-0000~~

and United Interior Construction, Inc. was the Owner's contractor for the improvement thereof.

That on November 7, 2006, the contractor made a written subcontract with the Claimant to complete excavating work, including but not limited to foundation work for the condos and garages, supplying stone for backfill, hauling off excess clay, dirt and other materials, cutting for sidewalks, interior walls and the removal of asphalt parking lot, and in addition, work completed and performed pursuant to various change orders, for and in said improvement, and that on or about May 14, 2007, the claimant completed work to the value of \$185,214.74

That said Contractor is entitled to credits on account thereof as follows, to wit: \$127,890.00, leaving due, unpaid, and owing to the claimant, after allowing all credits, the sum of \$57,324.75, for which, with interest, the claimant claims a lien against the contractor and Owner on said land and improvements and on the money or other consideration due or to become due from the Owner under said contract.

H.C. Hinkle Excavating, Inc.  
 By: Doug Hinkle  
 Douglas Hinkle, President

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State of Illinois        )  
                                   )  
 County of Cook        )        ss.

The affiant, Douglas Hinkle, being duly sworn on oath, deposes and says he is the President of H.C. Hinkle Excavating, 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.

Subscribed and sworn before me this  
14 day of AUGUST, 2007.

Kelly Salce  
 Notary Public



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Property of Cook County Clerk's Office

\*

**UNOFFICIAL COPY****CHICAGO TITLE INSURANCE COMPANY**

505 E. NORTH AVE., CAROL STREAM, IL 60188

(800)284-7545

**TRACT INDEX SEARCH**

HC HINKEL EXCAVATING INC  
2240 SOUTH GRACE STREET  
#306  
LOMBARD, ILLINOIS 60148  
KELLY

Order No.: 1408 H25135044 HE  
Cover Date: JUNE 28, 2007  
Ref: 2200 MADISON GROUP, LLC  
ST

Legal Description of Land Searched: (See Attached)

Permanent Tax Number (P.I.N.):  
17-07-329-027-0000  
028, 029, 030, 031, 032, 033, 034

Street Address of Land Search (as furnished by Applicant):  
SEE PINS  
CHICAGO, ILLINOIS 60612

Grantee(s) in last recorded conveyance:  
SEE BELOW

In accordance with the application, a search of tract indices discloses the following items. With respect to residential properties, we may not have shown mortgages, trust deeds, or other liens which were eliminated by transactions closed through CTIC or Chicago Title and Trust Company.

RECORD OWNER FOR PINS 17-07-329-027 THRU 034:

DEED DATED JANUARY 11, 2005 AND RECORDED JANUARY 18, 2005 AS DOCUMENT NO. 0501833228/29 FROM CITY OF CHICAGO, GRANTOR(S) TO 2200 WEST MADISON GROUP LLC, GRANTEE(S).

MORTGAGE DATED JANUARY 11, 2005 AND RECORDED JANUARY 18, 2005 AS DOCUMENT 0501833230 MADE BY 2200 WEST MADISON GROUP, LLC, AND 2252 WEST MADISON, LLC TO HARRIS TRUST AND SAVINGS BANK TO SECURE A NOTE FOR \$6,500,000.00.

ASSIGNMENT OF RENTS RECORDED JANUARY 18, 2005 AS DOCUMENT NO. 0501833231 MADE BY 2200 WEST MADISON GROUP, LLC AND 2252 WEST MADISON, LLC TO HARRIS TRUST AND SAVINGS BANK. (MORTGAGE AND ASSIGNMENT OF RENTS POSTED TO PINS 17-07-329-028 THRU 033)

MECHANICS' LIEN CLAIM IN FAVOR OF LASZLO SIMOVIC ARCHITECTS LLC AGAINST 2200 W. MADISON GROUP LLC RECORDED JANUARY 16, 2007 AS DOCUMENT NUMBER 0701631118 IN THE AMOUNT OF \$50,000.00. (POSTED TO PINS 17-07-329-028-0000 THRU 033)

MECHANICS' LIEN CLAIM IN FAVOR OF NORMAN MECHANICAL INC AGAINST 2299 WEST MADISON GROUP LLC RECORDED JUNE 25, 2007 AS DOCUMENT NUMBER 0717639075 IN THE AMOUNT OF \$55,863.64. (POSTED TO PINS 17-07-329-027-0000 AND 17-07-329-034-0000)

CHICAGO TITLE INSURANCE COMPANY

By: \_\_\_\_\_

SEE ATTACHED FOR TERMS AND CONDITIONS OF SEARCH AND EXPLANATION OF ABBREVIATIONS

This is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.

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## CHICAGO TITLE INSURANCE COMPANY

505 E. NORTH AVE., CAROL STREAM, IL 60188

### TRACT INDEX SEARCH

Order No.: 1408 H25135044 HE

Additional Tax Numbers:

#### Legal Description:

##### PARCEL 1:

LOTS 64 TO 71 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 58 OF CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

##### PARCEL 2:

LOTS 6 AND 7 IN THE RESUBDIVISION OF LOTS 43 TO 49 AND 72 TO 78 IN SUBDIVISION OF BLOCK 58 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

17-07-329-027-0000= LOT 64 (PARCEL 1) 2250 W. MADISON

17-07-329-028-0000= LOT 65 (PARCEL 1) 2246 W. MADISON

17-07-329-029-0000= LOTS 66 & 67 (PARCEL 1) 2240 W. MADISON

17-07-329-030-0000= LOT 68 (PARCEL 1) 2238 W. MADISON

17-07-329-031-0000= LOT 69 (PARCEL 1) 2228 W. MADISON

17-07-329-032-0000= LOTS 70 AND 71 (PARCEL 1) 2224 W. MADISON

17-07-329-033-0000= LOT 6 (PARCEL 2) 2226 W. MADISON

17-07-329-034-0000= LOT 7 (PARCEL 2) 2222 W. MADISON

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## TERMS AND CONDITIONS

Property Insight, a California Limited Liability Company (hereinafter referred to as Property Insight), has prepared this search based on research of its' proprietary indices. Search requests processed by Property Insight are made on behalf and solely for the benefit of the applicant of said search request and shall not be resold or redistributed to third parties. Property Insight has made this search using guidelines as established by Fidelity National Financial.

The Tract Index search is based on a search of Property Insight's geographic indices. Recorded documents, which do not contain a legal description or a permanent index number, including deeds or mortgages, are not posted to said indices and will not be disclosed by this search. Requests based on a common street address will be reconciled with legal description and permanent index information as they appear on recorded deeds and mortgages only. Property Insight may not be able to process search requests based on common street address only. Property Insight reserves the right to not process a search request based on its' complexity.

The Judgment and Miscellaneous search is based on a search of Property Insight's name indices. The spelling of the names searched will be as furnished by applicant of said search or as disclosed on a Tract Index search if requested. If a Tract Index search is requested in conjunction with the Judgment and Miscellaneous search, only the name of the grantee(s) contained in the last deed of conveyance will be searched if a specific name to be searched is not furnished. This search does not show Judgments unless a transcript, certified copy, or memorandum of the judgment has been filed in the Recorder of deeds office in the county that the search request has been made. No search has been made of the index in the District Office of the Internal Revenue Service. Only those matters filed in the office in the county that the search request has been made will be disclosed.

The Real Estate Tax and Zoning Searches are based on a search of the county tax records or information obtained from the county tax records and compiled by Property Insight. Information provided is based on the availability of said information from the various county governments.

In addition to the standard search products, Property Insight offers other Special Search services available upon request. These requests will be considered based on the feasibility of said request and terms agreed upon between applicant and Property Insight prior to the commencement of said special search request.

This search is not a Title Insurance Policy, Guarantee, or Opinion of Title and should not be relied upon as such. Property Insight does not analyze instruments for legal sufficiency. Instruments are posted to the tract or name indices and reported by searchers based on the characterization of the instrument by its' preparer.

All search products are uninsured and offer no liability coverage or errors and omissions coverage.

Search fees shall be payable within 30 days upon receipt of search products. Search requests will not be processed if fees for previous search products are unpaid and delinquent.