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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#: 0803156041 Fee: \$18.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/31/2008 02:32 PM Pg: 1 of 4

CLAIM OF LIEN (MECHANICS)

State of Illinois

SS. County of **Cook**

The claimant, Contractor's Lien Services, Inc., successor in interest to **Atlantic One Inc.** hereby files its lien as an original contractor against the real property described in Exhibit A and against the interest of **A & B Developers Inc** in that real property.
7667 W 95th St, # 304
Hickory Hills, IL 60457

On **12/2/2007** owner owned fee simple title to the certain land described in Exhibit A attached hereto, including all land and improvements thereon, in the county of **Cook**, State of Illinois.
Permanent Index Numbers: **24 18 408 012 0000**
24 18 408 023 0000
24 18 408 024 0000

Commonly known as: **10820-10832 S. Ridgeland Ave, Worth, IL 60482**
Owner of Record: **A & B Developers Inc**

On **11/1/2006** contractor made **a written contract** with the owner to furnish all labor and materials, equipment and services necessary for,

labor and material
concrete, foundation, basement floor, garage floor

for and in said improvement and that on **12/2/2007** the claimant completed all required by said contract for and in said improvement.

That at the special instance and request of owner(s), the claimant furnished extra and additional materials and extra and additional labor on said premises the value of which is \$ and which was completed on **12/2/2007**.

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The original contract amount was for **\$23,500.00** in addition extra work was done at a cost of **\$13,354.67**. After allowing for all credits in favor of the owner **\$13,354.67** is due and owing on which is due and owing on which interest is accruing at the rate of 10% per year. Also due is the filing fee of **\$497.00**, release of Lien fee of **\$150.00**, title search fee of **\$65.00**, and certified mailing fees of **\$46.00** for a total due of **\$14,328.54**.

The claimant claims a lien on said land and improvements.

Date: 1/30/2008

Signed by: *Steve F. Boucher* Print Name/Title Steve Boucher
President/Contractors Lien Services

TAKE NOTICE

THE CLAIM OF Atlantic One Inc. DESCRIBED IN THIS CLAIM FOR LIEN HAS BEEN ASSIGNED TO CONTRACTORS LIEN SERVICES, INC. ALL NOTICES OF ANY KIND WHETHER PROVIDED FOR OR REQUIRED BY STATUE OR OTHERWISE MUST BE SENT TO CONTRACTORS LIEN SERVICES, INC. AT 6515 N. MILWAUKEE AVENUE, CHICAGO, ILLINOIS 60646. NOTICES SENT TO THE FORMER CLAIMANT WILL NOT BE VALID. FURTHER, ONLY CONTRACTORS LIEN SERVICES, INC., CAN NEGOTIATE A SETTLEMENT OF THIS CLAIM FOR LIEN. ANY PAYMENTS MADE TO THE FORMER CLAIMANT WILL NOT AFFECT YOUR LIABILITY TO CONTRACTORS LIEN SERVICES, INC.

VERIFICATION

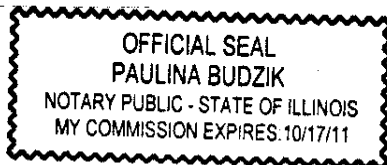
I declare that I am authorized to file this CLAIM OF LIEN (MECHANICS) on behalf of the claimant. I have read the foregoing document and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury under the law of the State of Illinois that the foregoing is true and correct. Executed at Contractor's Lien Services, Inc. on 1/30/2008.

Signed by: *Steve F. Boucher* Print Name/Title: Steve Boucher
President/Contractors Lien Services

Subscribed and sworn to before me on this 30 day of January, 2008.

Paulina Budzik

Notary Public



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RECORDATION REQUESTED BY:

Bridgeview Bank Group
7940 S. Harlem Ave.
Bridgeview, IL 60455

Doc#: 0616311062 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2008 12:20 PM Pg: 1 of 15

WHEN RECORDED MAIL TO:

Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

SEND TAX NOTICES TO:

Bridgeview Bank Group
ATTN: Loan Operations
4753 N Broadway
Chicago, IL 60640

FOR RECORDER'S USE ONLY

This Mortgage prepared by:

Lender
Bridgeview Bank Group
4753 N. Broadway
Chicago, IL 60640

CONSTRUCTION MORTGAGE

15-ll

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 \$1,361,600.00.

THIS MORTGAGE dated May 31, 2006, is made and executed between A & B Developers, Incorporated, an Illinois Corporation, whose address is 7667 West 95th Street, #304, Hickory Hills, IL 60457 (referred to below as "Grantor") and Bridgeview Bank Group, whose address is 7940 S. Harlem Ave., Bridgeview, IL 60455 (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:

PARCEL 1:

THE EAST 150.01 FEET OF LOT 4 IN BLOCK 8 IN FREDERICK H. BARTLETT'S RIDGE LAND ACRES, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1935 AS DOCUMENT NUMBER 11626307 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2, IN OWNER'S RESUBDIVISION OF THE EAST 1/2 OF LOT 3 IN BLOCK 8 IN FREDERICK H. BARTLETT'S RIDGE LAND ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1935 AS DOCUMENT NUMBER 11626307, IN COOK COUNTY, ILLINOIS.

BOX 334 CTI

5081345-MA-ll

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Loan No: 615798600-15002

**MORTGAGE
(Continued)**

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NOTE: PARCELS 1 AND 2 MAY BE ALTERNATIVELY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF LOT 3 AND THE EAST 150.01 FEET OF LOT 4 IN BLOCK 8 IN FREDERICK H. BARTLETT'S RIDGE LAND ACRES, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1935 AS DOCUMENT NUMBER 11626307, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 10832 S. Ridgeland Avenue, Worth, IL 60482. The Real Property tax identification number is 24-18-408-012-0000, 24-18-408-023-0000, 24-18-408-024-0000.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS INTENDED TO AND SHALL BE VALID AND HAVE PRIORITY OVER ALL SUBSEQUENT LIENS AND ENCUMBRANCES, INCLUDING STATUTORY LIENS, EXCEPTING SOLELY TAXES AND ASSESSMENTS LEVIED ON THE REAL PROPERTY, TO THE EXTENT OF THE MAXIMUM AMOUNT SECURED HEREBY. THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS ALSO GIVEN TO SECURE ANY AND ALL OF GRANTOR'S OBLIGATIONS UNDER THAT CERTAIN CONSTRUCTION LOAN AGREEMENT BETWEEN GRANTOR AND LENDER OF EVEN DATE HERewith. ANY EVENT OF DEFAULT UNDER THE CONSTRUCTION LOAN AGREEMENT, OR ANY OF THE RELATED DOCUMENTS REFERRED TO THEREIN, SHALL ALSO BE AN EVENT OF DEFAULT UNDER THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

CONSTRUCTION MORTGAGE. This Mortgage is a "construction mortgage" for the purposes of Sections 9-334 and 2A-309 of the Uniform Commercial Code, as those sections have been adopted by the State of Illinois.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in tenantable condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall