

# UNOFFICIAL COPY

## SUBCONTRACTORS NOTICE AND CLAIM FOR MECHANIC'S LIEN

STATE OF ILLINOIS     )  
                                      ) SS  
COUNTY OF COOK     )

The Lien Claimant, **BEST BUILT  
FABRICATING CO.**, an Illinois  
Corporation, of South Holland,



0824831181

Doc#: 0824831181 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/04/2008 04:30 PM Pg: 1 of 6

Illinois, County of Cook, State of Illinois, hereby serves notice and claim of its Subcontractor's Claim For  
Mechanic's Lien against the following:

TO: General Contractor: Brownstone Construction, LLC  
Attn: John J. Keich, Its Registered Agent  
2500 W. Roosevelt Rd., #300  
Chicago, IL 60608

Owners: Metro Place LLC  
Attn: David A. Grossberg, Its Registered Agent  
6600 Sears Tower  
Chicago, IL 60611

Metro Place Homeowners Association  
Attn: David A. Grossberg, Its Registered Agent  
6600 Sears Tower  
Chicago, IL 60611

Lenders: Countrywide Bank, FSB  
P.O. Box 5170  
Simi Valley, CA 93062  
By virtue of a mortgage recorded as  
Document #0712233187

Indymac Bank, F.S.B.  
155 North Lake Avenue  
LK11-19  
Pasadena, CA 91101  
Attn: Homebuilder Division  
By virtue of a mortgage recorded as  
Document #0612535059

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1. That on or about July 16, 2007 and all times subsequent thereto, the Owner owned the following land legally described as set forth on the attached Exhibit A (Real Estate).

Permanent Index Number: 16-13-425-013-0000

Address: 2500 W. Roosevelt Road, Chicago, IL 60608

(see legal description attached hereto as Exhibit A) and **Brownstone Construction, LLC**, was the Owner's Contractor (Contractor) for the improvement thereof.

2. Prior to July 16, 2007, the Owner, or a party knowingly permitted by the Owner to contract for the improvement of the Real Estate, entered into a contract with the Contractor, as General Contractor for the improvement of the Real Estate (the Project).

3. Commencing on or before July 16, 2007, the Contractor entered into a subcontract with the Claimant to fabricate, deliver, and install framing columns and modified clip connections for the common areas pertaining to the property located at 2500 W. Roosevelt Road, Chicago, Illinois 60608, for the amount of Sixteen Thousand Nine Hundred Fifty Two and 00/100 (\$16,952.00) Dollars. The Claimant provided labor and material at the Real Estate as required by said contract in the amount of Sixteen Thousand Nine Hundred Fifty Two and 00/100 (\$16,952.00) Dollars.

4. That the Claimant supplied all of the labor and material as required by said contract and completed its performance of the contract on September 4, 2007. The value of all labor and material furnished is Sixteen Thousand Nine Hundred Fifty Two and 00/100 (\$16,952.00) Dollars.

5. That to the best of Claimant's knowledge and belief, all of the aforesaid labor and material was supplied with the consent and knowledge of the Owner and accepted by Owner and Contractor and enhanced the value of the Real Estate by not less than Sixteen Thousand Nine Hundred Fifty Two and 00/100 (\$16,952.00) Dollars.

6. That said Contractor is entitled to a credit of Zero and 00/100 (\$0.00) Dollars, leaving due, unpaid and owing to the Claimant, the sum of Sixteen Thousand Nine Hundred Fifty Two and 00/100 (\$16,952.00) Dollars, plus statutory interest, costs and attorneys' fees (to the extent authorized by law) for

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which the Claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from the Owner under said Contract against said Contractor and Owner.

7. That this notice and claim for Mechanic's Lien has been duly recorded in the office of the Recorder of Deeds in Cook County, Illinois.

Dated this 21<sup>st</sup> day of September, 2008

**BEST BUILT FABRICATING CO.**

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

Its: \_\_\_\_\_

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STATE OF ILLINOIS       )  
   ) SS  
 COUNTY OF COOK        )

## VERIFICATION

The undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

**BEST BUILT FABRICATING CO.**

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

Its: \_\_\_\_\_

**SUBSCRIBED** and **SWORN** to before  
 me this 4TH day of September, 2008

Gina M. Ranieri  
 Notary Public



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STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF COOK        )

I, Sheryl L. Hurley, a non-attorney, being first duly sworn, deposes and states that she served a copy of the attached Notice and Subcontractor's Claim for Mechanic's Lien upon the following named parties by depositing a true and correct copy thereof enclosed in a properly addressed, postage prepaid envelope, via certified mail, return receipt requested, and via first class mail, in the United States Postal Service, 350 N. LaSalle Street, Chicago, Illinois, before 5:00 P.M. on September 4, 2008.

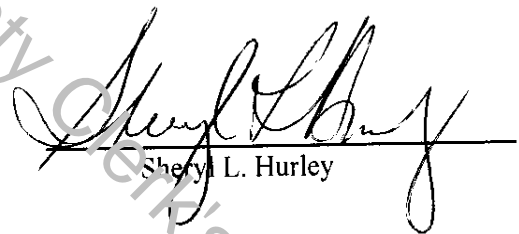
Brownstone Construction, LLC  
 Attn: John J. Keich, Its Registered Agent  
 2500 W. Roosevelt Rd., #300  
 Chicago, IL 60608

Countrywide Bank, FSB  
 P.O. Box 5170  
 Simi Valley, CA 93062

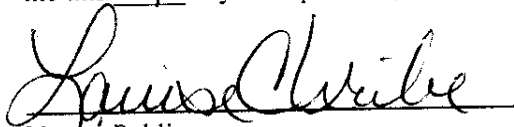
Metro Place LLC  
 Attn: David A. Grossberg, Its Registered Agent  
 6600 Sears Tower  
 Chicago, IL 60611

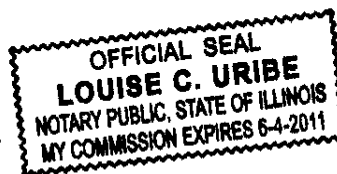
Indymac Bank, F.S.B.  
 155 North Lake Avenue  
 LK11-19  
 Pasadena, CA 91101  
 Attn: Homebuilder Division

Metro Place Homeowners Association  
 Attn: David A. Grossberg, Its Registered Agent  
 6600 Sears Tower  
 Chicago, IL 60611

  
 Sheryl L. Hurley

**SUBSCRIBED** and **SWORN** to before  
 me this 4<sup>th</sup> day of September, 2008.

  
 Notary Public



**This instrument prepared by and mail to:**

William J. Hurley, III  
 CROWLEY & LAMB, P.C.  
 Attorney for Best Built Fabricating Co.  
 350 North LaSalle Street, Suite 900  
 Chicago, Illinois 60654  
 (312) 670-6900  
 Attorney No. 41373

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## EXHIBIT A

Only that portion of the following legal description pertaining to the premises commonly known as 2500 W. Roosevelt Road, Chicago, Illinois 60608 and described as follows:

THAT PART OF SILVERMAN'S WEST 12<sup>TH</sup> STREET SUBDIVISION OF THE WEST HALF OF THE SOUTH 9 3/4 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN THE SUBDIVISION OF LOT 1 IN JAMES LONGLEY'S SUBDIVISION OF THE SOUTH 153.5 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 2 TO 10 AND PRIVATE ALLEY IN JAMES LONGLEY'S SUBDIVISION OF THE SOUTH 183.5 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13 AFORESAID.

ALL TAKEN AS ONE TRACT DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 AFORESAID, THENCE NORTH 00° 19' 25" WEST ALONG THE EAST LINE OF SAID LOT BEING THE WEST LINE OF SOUTH CAMPBELL AVENUE FOR A DISTANCE OF 314.44 FEET; THENCE SOUTH 89° 58' 28" WEST 627.41 FEET TO THE EAST LINE OF THE WEST 20 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID; THENCE SOUTH 00° 20' 48" EAST ALONG SAID EAST LINE 75.54 FEET; THEN SOUTH 06° 34' 16" EAST 16.38 FEET; THENCE SOUTH 29° 45' 39" EAST 112.33 FEET; THENCE SOUTH 89° 59' 36" EAST 15.31 FEET; THENCE SOUTH 29° 53' 50" EAST 22.40 FEET; THENCE SOUTH 24° 37' 52" EAST 115.98 FEET TO THE NORTH LINE OF 12<sup>TH</sup> STREET (ROOSEVELT ROAD); THENCE NORTH 90° 00' 00" EAST ALONG SAID NORTH LINE 496.29 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 16-13-425-013-0000

Address: 2500 W. Roosevelt Road, Chicago, IL 60608