

X:\wpdocsb\Kieft\Lien PRV Advanced Excavating

NOTICE AND CLAIM FOR MECHANICS LIEN

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

Doc#: 0832456032 Fee: \$33.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 11/19/2008 01:26 PM Pg: 1 of 7

KIEFT BROTHERS, INC.,)	"NOTICE TO OWNER
v. ADVANCED EXCAVATING DEBUG IC DANS O	· · · · · · · · · · · · · · · · · · ·	Do not pay the contractor for this work or material unless you have received from the contractor a waiver of lien or other satisfactory evidence of payment to the Claiment."
INC., REPUBLIC BANK O	F CHICAGO, and	of payment to the Claimant."
WALGREEN CO.,	("Def endants").))	NOTICE & CLAIM FOR LIEN IN THE AMOUNT OF: \$6,444.30, plus interest and collection costs.

Claimant, KIEFT BROTHERS, INC. ("KIEFT"), an Illinois corporation, located at 837 South Riverside Drive, Elmhurst, Illinois 60126, being a subcentractor for the provision of plumbing materials and related work on the real estate described below hereby files a Notice and Claim for Lien against said property ("LAND") and against FCSC, INC., an Illinois corporation,

This document was prepared by:

P.I.N. NO.s

See Exhibit "A"

MAIL TO:

ANTHONY G. SUIZZO LAW OFFICES OF ANTHONY G. SUIZZO 1701 East Lake Avenue, Suite 310 Glenview, IL 60025-2065 Telephone No. (847) 510-2000 Attny. No. 23385

0832456032 Page: 2 of 7

UNOFFICIAL COPY

c/o Steven J. Colompos, Registered Agent, 2221 Camden Court, 1st Floor, Oak Brook, Illinois 60523 ("OWNER") the owner of record of the LAND, REPUBLIC BANK OF CHICAGO, 2221 Camden Court, 1st Floor, Oak Brook, Illinois 60523, who claims an interest in the nature of a mortgage in the LAND, and WALGREEN CO., 102 Wilmost Road, Deerfield, Illinois 60523, who, on information and belief, claims an interest in the nature of a tenancy in the LAND, which is commonly known as Northwest Corner of 171st and 84th Avenue, Tinley Park, the legal description of which is attached as Exhibit "A",.

Claimant also hereby files a Notice and Claim for Lien against ADVANCED EXCAVATING, INC. ("ADVANCED"), c/o Rita Hankins, Registered Agent, 29W225 North Avenue, West Chicago, Illinois 60165 who on information and belief was the general contractor for said project, who was authorized and/or knowingly permitted by OWNER to provide construction work on the LAND.

On or before August 14, 2008, the GWNER of said property made a contract with ADVANCED whereby ADVANCED was to provide, or knowingly permitted ADVANCED to provide labor, material, tools and equipment for construction for said project; and on August 14, 2008, ADVANCED and KIEFT entered into an oral subcontract whereby KIEFT was to provide plumbing materials and related work for said project; and KIEFT the mafter completed all of its obligations pursuant to said subcontract on or about August 18, 2008.

To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay KIEFT.

0832456032 Page: 3 of 7

UNOFFICIAL COPY

Therefore, after all due credits, the amount left due, unpaid and owing to KIEFT is \$6,444.30, for which amount, plus interest and collection costs, including reasonable attorneys fees, KIEFT claims a lien on the LAND and improvements thereon, and on any monies due or to become due to ADVANCED or any other party from OWNER for said project.

KIEFP BROTHERS, INC.

Property of Cook County Clark's Office ANTHONY G. SUIZZO LAW OFFICES OF ANTHONY G. SUIZZO 1701 East Lake Avenue, Suite 310 Glenview, IL 60025-2065 Telephone No. (847) 510-2000 Attny. No. 23385

0832456032 Page: 4 of 7

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 IN CHERRY CREEK SOUTH, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 27-26-118-001-0000 COMMON ADDRESS: 8401 PLUM COURT, TINLEY PARK, IL

PARCEL 7:

LOT 2 IN CHEURY CREEK SOUTH, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERICIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 27-26-118-002-0000 COMMON ADDRESS: 8407 PLUM COURT, TINLEY PARK, IL

PARCEL 3:

LOT 3 IN CHERRY CREEK SOUTH, LEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 27-26-118-003-500 0 COMMON ADDRESS: 8413 PLUM COURT, TINLEY PARK, IL

PARCEL 4:

LOT 4 IN CHERRY CREEK SOUTH, BEING A SUBDIVISION OF PART OF THE NORTH % OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER. 27-26-118-004-0000 COMMON ADDRESS: 8417 PLUM COURT, TINLEY PARK, IL

PARCEL 5

LOT 81 IN CHERRY CREEK SOUTH, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER. 27-26-118-026-000 COMMON ADDRESS: 8423 PLUM COURT, TINLEY PARK. IL

PARCEL 6:

LOT 5 IN KUECH'S BRANDAU ESTATES, A SUBDIVISION OF THE SOUTHEAST 1/4 OF

CHI 11571598.6 / 38330-000007

0832456032 Page: 5 of 7

UNOFFICIAL COPY

THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 27-26-103-010-0000 COMMON ADDRESS: 8422 171ST STREET, TINLEY PARK, IL

PARCEL 7:

LOT 4 IN KUECH'S BRANDAU ESTATES SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE TYPE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 27-26-103-009-0000 COMMON ADDRESS: 8428 171ST STREET, TINLEY PARK, IL

PARCEL 8:

THAT PART OF OUTLOT A AND VACATED PLUM COURT RIGHT OF WAY, BEING A PART OF CHERRY CREEK SOUTH SUBDIVISION, RECORDED AS DOCUMENT 23668373, BEING PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRL PRINCIPAL MERIDIAN, IN COOK COUNTY, TLLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT I IN SAID CHERRY CREEK SOUTH; THENCE NORTH 00 DEGREES 02 MINUTES 03 SECONDS WEST 141.87 FEET TO THI. CENTERLINE OF A DRAINAGE DITCH AS LOCATED PER PLAT OF SAID CHERRY CICE'SK SUBDIVISION; THENCE NORTH 77 DEGREES 34 MINUTES 03 SECONDS WEST ALONG SAID CENTERLINE 45.90 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 09 SECONDS WEST 284.95 FEET TO THE SOUTHWESTERLY LINE OF SAID OUTLOT A, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOT 81 IN SAID CHERRY CREEK SOUTH; THENCE SOUTH 60 DEGREES 03 MINUTES 52 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE 124.53 FEET TO THE RIGHT OF WAY LINE OF VACATED PLUM COURT; THENCE ALONG SAID VACATED RIGHT OF WAY LINE, BEING A CURVED LINE, CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 60.00 FEET, AND A CHORD BEARING OF SOUTH 29 DEGREES 55 MINUTES 36 SECONDS EAST 125.38 FEET; THEN CE SOUTH 89 DEGREES 50 MINUTES 09 SECONDS EAST ALONG SAID VACATED RICHT OF WAY LINE 170.17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY HALINOIS

PIN: 27-26-118-027 (AFFECTS THIS AND OTHER LAND)

8400 PLUM COURT, TINLEY PARK, IL

0832456032 Page: 6 of 7

UNOFFICIAL COPY

VERIFICATION

I, JAMES ADAMS, on oath state that I am the duly authorized agent of KIEFT BROTHER, INC., that I have read the foregoing Notice and Claim for Mechanics Lien against ADVANCED EXCAVATING, INC., et al., and that the statements therein are true to the best of my information and belief.

JAMES ADAMS

Subscribed and Sworn to before me this 5th, day of November, 2008.

100 Ox

Notary Public

OFFICIAL SEAL
ANTHONY V
MOTARY PUBLIC - STATE OF ILLINOIS
ON COMMISSION EXP = 0.03/31/12

ANTHONY G. SUIZZO LAW OFFICES OF ANTHONY G. SUIZZO 1701 East Lake Avenue, Suite 310 Glenview, IL 60025-2065 Telephone No. (847) 510-2000 Attny. No. 23385

0832456032 Page: 7 of 7

UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

I, Anthony G. Suizzo, an attorney, certify that I served the foregoing Notice and Claim for Mechanics Lien on ADVANCED EXCAVATING, INC., c/o Rita Hankins, Registered Agent, 29W225 North Avenue, West Chicago, Illinois 60185, FCSC, INC., c/o Steven J. Colompos, Registered Agent, 2221 Camden Court, 1st Floor, Oak Brook, Illinois 60523, REPUBLIC BANK OF CHICAGO, 2221 Camden Court, 1st Floor, Oak Brook, Illinois 60523, and WALGREEN CO., 102 Wilmost Road, Deerfield, Illinois 60523 (all via certified mail, return receipt requested), and deposited said mailed items at the U.S. Post Office, Glenview, Sper Clarks Office Illinois, on November 5, 2008 with proper postage prepaid.

ANTHONY G. SUIZZO LAW OFFICES OF ANTHONY G. SUIZZO 1701 East Lake Avenue, Suite 310 Glenview, IL 60025-2065 Telephone No. (847) 510-2000 Attny. No. 23385