



Doc#: 0833822035 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/03/2008 09:27 AM Pg: 1 of 5

**SUBCONTRACTOR'S 90-DAY
NOTICE AND CLAIM FOR
MECHANICS' LIEN
PURSUANT TO ILLINOIS
COMPILED STATUTES,
CHAPTER 770, SECTION
60/24**

**TO: SEE ATTACHED
SERVICE LIST**

Notice and Claim for Lien
In the Amount of \$82,461.20

The Claimant, **AGEE INTERNATIONAL, L.L.C.**, an Illinois limited liability company, of Chicago, County of Cook, State of Illinois, hereby files Notice and Claim for Lien against **WASHINGTON PARK 55TH PLACE LIMITED PARTNERSHIP**, an Illinois limited partnership, (hereinafter referred to as "Owner"); **SAFeway CONSTRUCTION COMPANY**, an Illinois corporation (hereinafter referred to as "General Contractor"); **CAPSTONE REALTY ADVISORS, L.L.C.**, **THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY** (hereinafter collectively referred to as "Lender") and any person or entity claiming an interest in the property (as hereinafter defined) by, through, or under Owner, General Contractor and Lender, and states:

That in July, 2007, the Owner was the owner of record of the following described land in Chicago, County of Cook, State of Illinois and legally described as follows:

SEE ATTACHED EXHIBIT "A"

(hereinafter referred to as the "Premises").

That in or before July, 2007, **WASHINGTON PARK 55TH PLACE LIMITED PARTNERSHIP**, as Owner, entered into a certain contract with **SAFeway CONSTRUCTION COMPANY**, as General Contractor, whereby General Contractor agreed to provide certain labor, material and work on behalf of Owner for the construction of two buildings located on the Premises (the "Project"), the exact terms and conditions of said contract being unknown to Claimant, the same being in the exclusive knowledge and possession of Owner and General Contractor, and General Contractor was authorized and knowingly permitted by the Owner to construct the improvement thereof.

That on July 1, 2007, General Contractor, being then engaged in the construction of said Project and for the purpose of carrying out and performing the terms of its contract with Owner, engaged the services of Claimant, whereby Claimant was to furnish certain labor, equipment and materials to provide all miscellaneous and structural steel for the Project for the base contract price of \$457,980.00.

Pursuant thereto, Claimant furnished and delivered certain labor, materials, tools and equipment to Owner and General Contractor to the Project, including extras, in the total amount of

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Four Hundred Fifty-Seven Thousand Nine Hundred Eighty Dollars (\$457,980.00), all of which was used in and became a permanent improvement to the above Premises.

On or about September 4, 2008, the Claimant completed all Work that was required pursuant to its engagement with General Contractor.

That as of the date hereof, Owner and General Contractor are entitled to credits in the amount of *Three Hundred Seventy-Five Thousand Five Hundred Eighteen and 80/100 (\$375,518.80)*, leaving due and owing to Claimant the sum of ***Eighty-Two Thousand Four Hundred Sixty-One and 20/100 Dollars (\$82,461.20)***, for which, with interest, the Claimant claims a lien on said Premises, Project and improvements thereon and on the monies, bonds and/or warrants or other considerations due or to become due from the Owner, under said Contract against said General Contractor and Owner, as well as court costs and legal fees pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/17.

NOTICE TO OWNER: DO NOT PAY THE CONTRACTOR FOR THIS WORK OR MATERIAL UNLESS YOU HAVE RECEIVED FROM THE CONTRACTOR A WAIVER OF LIEN BY, OR OTHER SATISFACTORY EVIDENCE OF PAYMENT TO THE CLAIMANT.

DATED: November 14, 2008

AGEE INTERNATIONAL, L.L.C., Claimant,

By: _____

James J. Karras
James J. Karras,

Its duly authorized agent and attorney-in-fact

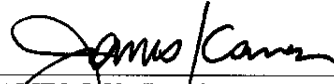
***This document has been prepared
by and after recording should
be returned to:***

*James J. Karras, Esquire
KELLY & KARRAS, LTD.
619 Enterprise Drive, Suite 205
Oak Brook, Illinois 60523
(630) 575-0202*

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VERIFICATION

JAMES J. KARRAS, being first duly sworn on oath, states that he is the duly authorized agent and attorney-in-fact of Claimant, AGEE INTERNATIONAL, L.L.C., an Illinois corporation, that he is authorized to sign this Verification of the foregoing **Subcontractor's Notice and Claim for Lien** Pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/24, that he has read the above and foregoing Subcontractor's Notice and Claim for Lien, and that the statements set forth therein are true and correct to the best of his knowledge and belief.

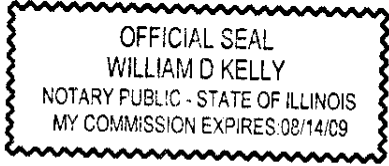


JAMES J. KARRAS,
Its duly authorized agent and attorney-in fact

SUBSCRIBED AND SWORN to before me
this 14 day of NOVEMBER, 2008

William D. Kelly

NOTARY PUBLIC



Property of Cook County Clerk's Office

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CERTIFICATE OF SERVICE

I, **JAMES J. KARRAS**, an attorney, hereby certify and state that I served the attached Subcontractor's Notice and Claim for Lien on:

WASHINGTON PARK 55TH PLACE LIMITED
PARTNERSHIP
c/o Warren P. Wenzloff, Registered Agent
322 South Green Street, Suite 400
Chicago, IL 60607

SAFEWAY CONSTRUCTION COMPANY
c/o Dorsey Norman, Registered Agent
4327 W. Roosevelt Road
Chicago, IL 60624

CAPSTONE REALTY ADVISORS, L.L.C.
c/o Corporation Service Company-
Lawyers Incorporating Service
50 W. Broad Street, Suite 1800
Columbus, OH 43215

THE INTERFAITH HOUSING DEVELOPMENT
CORPORATION OF CHICAGO
c/o Gladys Jordan, Registered Agent
1111 North Wells Street, Suite 305
Chicago, IL 60610

WEESE LANGLEY WEESE ARCHITECTS
c/o Timothy R. Nelson, Registered Agent
111 West Wash Street, Suite 1900
Chicago, IL 60602

Alan K. Coleman, President
SAFEWAY CONSTRUCTION COMPANY
639 Buffalo
Calumet City, IL 60409

THE ILLINOIS HOUSING DEVELOPMENT
AUTHORITY
DeShana L. Forney, Executive Director
401 North Michigan Avenue, Suite 700
Chicago, IL 60611

by depositing a copy thereof in the U.S. mail at 619 Enterprise Drive, Suite 205, Oak Brook, Illinois 60523, to every person named above via certified mail, return receipt requested, delivery limited to the addressee only on the 14 day of November, 2008, before 5:00 p.m. with proper postage prepaid.



JAMES J. KARRAS

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EXHIBIT A

PARCEL 1: THE WEST 40 FEET OF THAT PART OF LOT 20 LYING NORTH OF THE SOUTH 144 FEET THEREOF IN BLOCK 2 OF YERBY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE PREMISES TAKEN OR USED FOR ALLEYS) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 40 FEET OF THE WEST 80 FEET OF THAT PART OF LOT 20 LYING NORTH OF THE SOUTH 144 FEET THEREOF IN BLOCK 2 OF YERBY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE PREMISES TAKEN OR USED FOR ALLEYS) IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE WEST 30 FEET OF THE NORTH 1/2 OF LOT 18; AND NORTH 1/2 OF LOT 19 AND THE EAST 20 FEET OF THE NORTH 1/2 OF LOT 20 IN BLOCK 2 OF YERBY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE PREMISES TAKEN OR USED FOR ALLEYS) IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE EAST 36 FEET 8 INCHES OF THE WEST 73 4/12 FEET OF THE SOUTH 1/2 OF LOT 20 IN BLOCK 2 IN YERBY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 8 FEET OF THE ABOVE DESCRIBED PROPERTY TAKEN AND USED FOR ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 5: THE EAST 26 FEET AND 8 INCHES OF THE SOUTH 1/2 OF LOT 20 AND THE WEST 10 FEET OF THE SOUTH 1/2 OF LOT 19 IN BLOCK 2 IN YERBY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 8 FEET OF THE ABOVE DESCRIBED PROPERTY TAKEN AND USED FOR ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 6: THE SOUTH 136 FEET OF THE WEST 45 FEET OF THE EAST 90 FEET OF LOT 19 IN BLOCK 2 IN YERBY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE

NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID LAND THAT PART THEREOF CONDEMNED, USED OR OCCUPIED AS AN ALLEY), IN COOK COUNTY, ILLINOIS.

PARCEL 7: THE EAST 45 FEET OF THE SOUTH 1/2 OF LOT 19 IN BLOCK 2 IN YERBY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8: THE WEST 30 FEET OF THE SOUTH 1/2 OF LOT 18 (EXCEPT THE NORTH 8 FEET THEREOF TAKEN FOR ALLEY) IN BLOCK 2 IN YERBY'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NOS.: 20-15-106-002; 20-15-106-003; 20-15-106-004; 20-15-106-010; 20-15-106-011;
20-15-106-012; 20-15-106-013

Commonly Known As: 333 East 55th Place, Chicago, Illinois; and
338 East 56th Street, Chicago, Illinois