

# UNOFFICIAL COPY



STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )     ss.

Doc#: 0900222102 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/02/2009 02:09 PM Pg: 1 of 5

## ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The lien claimant, Urban Property Advisors, LLC (Claimant), 6160 N. Cicero Avenue, Suite 620, Chicago, IL 60646, hereby files a claim for Mechanics Lien against New Evergreen Sedgwick, L.P. (Owner), 54 W. Hubbard Street, Suite 205, Chicago, IL 60610, who owned the following described premises (Premises):

See Attached Legal Description

on April 16, 2003, and states:

1. That on April 16, 2003, Claimant made a written contract with Owner to provide property management services and incur expenses for the Premises being remodeled and repaired.
2. That said contract was extended on May 2, 2005 and extended again on May 2, 2007.
3. That on December 5, 2008, Claimant completed property management services and expenses consisting of, among other things, loans, supplies, reimbursements, management and bookkeeping fees, to the value of \$107,213.40. Said services and expenses improved the Premises in that amount.
4. To the extent allocation among the buildings included in the Premises is required, Claimant states that the amount claimed as to each building is as follows:

424 W. Goethe, Chicago, IL	\$24,802.55
424 W. Sullivan, Chicago, IL	\$23,088.27
414 W. Goethe, Chicago, IL	\$27,373.98
1300 N. Sedgwick, Chicago, IL	\$11,831.44
1310 N. Sedgwick, Chicago, IL	\$20,117.16
5. That Owner is entitled to receive credits on account of the above in the sum of \$0.
6. That the balance due and owing to Claimant is the sum of \$107,213.40, for which amount Claimant hereby claims a Mechanics Lien on the Premises, land, and improvements.

# UNOFFICIAL COPY

Urban Property Advisors, LLC

By: [Signature]  
Cullen J. Davis, Chief Executive Officer

## AFFIDAVIT

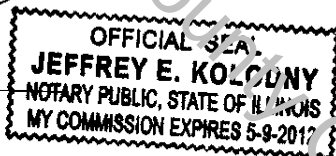
STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

The affiant, Cullen J. Davis, being first duly sworn on oath, deposes and says that he is the Chief Executive Officer of Urban Property Advisors, LLC, the lien claimant, that he has read the foregoing Original Contractor's Claim For Mechanics Lien and knows the contents thereof, and that all the statements contained therein are true.

[Signature]  
Cullen J. Davis

Subscribed and sworn to before me this  
26<sup>th</sup> day of December, 2008.

[Signature]  
Notary Public



Prepared By And After Recording Mail To:  
Arnold H. Landis  
Law Offices of Arnold H. Landis, P.C.  
77 W. Washington, Ste. 702  
Chicago, Illinois 60602

# UNOFFICIAL COPY

FHA Project No. 071-98021-YHA

## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL A:

LOTS 1, 2, 3 AND 4 AND ALL OF THE NORTH/SOUTH PUBLIC ALLEY, LYING WEST OF AND ADJOINING SAID LOTS 1 TO 4 AND EAST OF AND ADJOINING LOT 5 IN THE SUBDIVISION OF BLOCK 8 AND A STREET IN BLOCK 9 IN BUTTERFIELD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCLUDING:

LOT 1 (EXCEPT THE NORTH 22.0 FEET THEREOF) AND LOTS 2, 3 AND 4 AND ALL OF THE NORTH/SOUTH PUBLIC ALLEY, LYING WEST OF AND ADJOINING SAID LOTS 1 TO 4 AND EAST OF AND ADJOINING LOT 5 IN THE SUBDIVISION OF BLOCK 8 AND A STREET IN BLOCK 9 IN BUTTERFIELD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

ALL OF THE NORTH/SOUTH 12-FOOT VACATED ALLEY, LYING WEST OF AND ADJOINING LOT 1 (EXCEPT THE NORTH 22.0 FEET THEREOF) AND LOTS 2, 3 AND 4 AND ALL OF THE NORTH AND SOUTH PUBLIC ALLEY LYING WEST OF AND ADJOINING SAID LOTS 1 TO 4 AND EAST OF AND ADJOINING LOT 5 IN THE SUBDIVISION OF BLOCK 8 AND A STREET IN BLOCK 9 IN BUTTERFIELD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

#### PARCEL B:

LOTS 1 TO 9, BOTH INCLUSIVE IN SULLIVAN'S SUBDIVISION OF BLOCK 6; ALSO THE 10-FOOT NORTH/SOUTH VACATED ALLEY, LYING EAST OF AND ADJOINING LOT 3 IN SAID SULLIVAN'S SUBDIVISION; ALSO LOTS 1 TO 9, BOTH INCLUSIVE IN HEIN' SUBDIVISION OF BLOCKS 7 AND 20, ALL TAKEN AS ONE TRACT, SAID BLOCK 6, 7 AND 20, BEING IN BUTTERFIELD'S ADDITION TO CHICAGO, A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING FROM THE ABOVE DESCRIBED TRACT THAT

# UNOFFICIAL COPY

FHA Project No. 071-98021-YHA

PART THEREOF, LYING WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 9 IN SULLIVAN'S SUBDIVISION, SAID POINT BEING 44.00 FEET EAST OF THE NORTHWEST CORNER OF LOT 10 IN SAID SULLIVAN'S SUBDIVISION; THENCE SOUTHERLY 28.17 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 10 TO THE POINT OF CURVATURE; THENCE SOUTHWESTERLY 16.65 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 51.00 FEET, CONVEX EASTERLY TO THE POINT OF INTERSECTION WITH A LINE 32.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF LOT 10 IN THE AFORESAID HEIN'S SUBDIVISION; THENCE SOUTHERLY 86.92 FEET ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF LOT 9 IN SAID HEIN'S SUBDIVISION ALL IN COOK COUNTY, ILLINOIS.

PARCEL C:

LOTS 1 TO 10, INCLUSIVE (EXCEPT THAT PART OF SAID LOTS TAKEN FOR THE WIDENING OF WEST SULLIVAN STREET) IN ASSESSOR'S DIVISION OF LOT 5 IN BUTTERFIELD'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL D:

THE NORTH 22.00 FEET OF LOTS 2 AND 3 AND THE 40-FOOT PUBLIC STREET ADJACENT TO LOTS 2 AND 3; EXCEPT THAT PART OF LOT 2, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID LOT 2 THROUGH A POINT 109.75 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2 IN OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1980 AS DOCUMENT 25677341 AND FILED NOVEMBER 21, 1980 AS LR3189994, IN COOK COUNTY, ILLINOIS.

ALSO

THE SOUTH 1/2 OF VACATED GOETHE STREET, LYING NORTH OF AND ADJOINING LOT 2 AND NORTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 3 ALL IN OSCAR MAYER'S RESUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY**

FHA Project No. 071-98021-YHA

PARCEL E:

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS A, B, C AND D, AS CREATED BY EASEMENT AGREEMENT DATED FEBRUARY 6, 1998 AND RECORDED APRIL 27, 1998 AS DOCUMENT 98334220 MADE BY AND BETWEEN MELK DEVELOPMENT/MCL SCOTT SEDGWICK, L.P. AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1983 KNOWN AS TRUST NUMBER 56090 TO USE THE VEHICLE PARKING AREAS AND RELATED DRIVEWAYS AND SIDEWALKS, LOCATED ON THE PARKING AREA FROM TIME TO TIME, AS DEFINED THEREIN AND DESCRIBED AS FOLLOWS:

THE SOUTH 18.00 FEET OF THE NORTH 159.00 FEET OF LOT 7 IN OSCAR MAYER'S RESUBDIVISION OF VARIOUS LOTS AND VACATED ALLEYS IN VARIOUS SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

17-04-132-046

17-04-133-063 + 064

17-04-134-011 + 012

17-04-143-054

414 + 424 W. Goethe

1300 + 1310 N. Sedgwick

424 W. Sullivan

Chicago, IL