

# UNOFFICIAL COPY

MECHANIC'S LIEN:

**CLAIM**

STATE OF ILLINOIS                    }

}

COUNTY OF Cook                    }

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Doc#: 0905656015 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/25/2009 11:19 AM Pg: 1 of 4

MORRIS EXCAVATING, INC.

**CLAIMANT**

-VS-

JLP-River Oaks West, LLC  
Sam's West, Inc.  
BROADWAY CONSOLIDATED COMPANIES, INC.

**DEFENDANT(S)**

The claimant, **MORRIS EXCAVATING, INC.** of Romeoville, IL 60446, County of **Cook**, hereby files a claim for lien against **BROADWAY CONSOLIDATED COMPANIES, INC.**, contractor of 400 N. Noble, Suite 100 , Chicago, State of Il and **JLP-River Oaks West, LLC** Springfield, IL 62703 **Sam's West, Inc. (lessee)** Little Rock, AR 72201 {hereinafter referred to as "owner(s)"} and states:

That on or about **01/16/2008**, the owner owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Sams Club Store #6489-02 603 River Oaks West Calumet City, IL 60409:**

A/K/A: **SEE ATTACHED LEGAL DESCRIPTION**

A/K/A: **TAX # 29-24-200-074**

and **BROADWAY CONSOLIDATED COMPANIES, INC.** was the owner's contractor for the improvement thereof. That on or about **01/16/2008**, said contractor made a subcontract with the claimant, and said contract was memorialized on **04/29/2008** to provide **labor, material and equipment for erosion control, site demolition, earthwork, building excavation and final grading** for and in said improvement, and that on or about **10/30/2008** the claimant completed thereunder all that was required to be done by said contract.

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The following amounts are due on said contract:

Contract	\$1,298,158.00
Extras/Change Orders	\$13,099.67
Credits	\$0.00
Payments	\$1,285,032.52

Total Balance Due ..... \$26,225.15

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Twenty-Six Thousand Two Hundred Twenty-Five and Fifteen Hundredths (\$26,225.15) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the owner under said contract.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on **January 27, 2009**

**MORRIS EXCAVATING, INC.**

\_\_\_\_\_  
James Morris President

Prepared By:  
**MORRIS EXCAVATING, INC.**  
29 Forestwood Court  
Unit 6  
Romeoville, IL 60446

VERIFICATION

State of Illinois

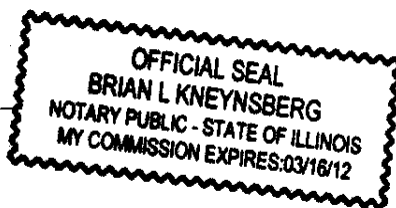
County of Cook

The affiant, James Morris, being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

\_\_\_\_\_  
James Morris President

Subscribed and sworn to  
before me this **January 27, 2009**

X Brian L. Kneynsberg  
Notary Public's Signature



**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF LOT 10 IN VENTURE URBAN SUBDIVISION, A RESUBDIVISION OF LOT 3 AND LOT 4 IN THE RESUBDIVISION OF LOT 2 IN RIVER OAKS WEST UNIT NO.2, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AS SHOWN ON PLAT OF VENTURE URBAN SUBDIVISION RECORDED JULY 22, 1981 IN THE COOK COUNTY, ILLINOIS RECORDERS OFFICE AS DOCUMENT NO. 25944971, DESCRIBED AS FOLLOWS: BEGINNING AT A ONE INCH DIAMETER IRON PIPE FOUND AT THE NORTHWESTERLY MOST CORNER OF SAID LOT 10 AND ON THE EASTERLY RIGHT-OF-WAY LINE OF RING ROAD AS DEDICATED IN DOCUMENT NO 23247687 AND RECORDED OCTOBER 7, 1975 IN THE COOK COUNTY, ILLINOIS RECORDERS OFFICE; SAID POINT IS ALSO THE SOUTHEASTERLY MOST CORNER OF LOT 9 IN SAID VENTURE URBAN SUBDIVISION; THENCE SOUTH 71 DEGREES 49 MINUTES 51 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 10 AND THE EASTERLY EXTENSION THEREOF, 196.96 FEET; THENCE SOUTH 15 DEGREES 46 MINUTES 20 SECONDS WEST, TO AND ALONG THE WESTERLY MOST FACE OF AN EXISTING BUILDING, 139.96 FEET TO THE CORNER OF SAID BUILDING; THENCE SOUTH 74 DEGREES 11 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY MOST FACE OF SAID BUILDING AND THE EASTERLY EXTENSION THEREOF, 274.69 FEET; THENCE SOUTH 15 DEGREES 49 MINUTES 17 SECONDS WEST ALONG THE FACE OF A BUILDING, 1.25 FEET; THENCE SOUTH 74 DEGREES 51 MINUTES 00 SECONDS EAST ALONG THE FACE OF SAID BUILDING, 109.28 FEET; THENCE SOUTH 15 DEGREES 49 MINUTES 17 SECONDS WEST, ALONG THE FACE OF A BUILDING, 16.03 FEET; THENCE SOUTH 74 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID BUILDING, 106.63 FEET; THENCE SOUTH 15 DEGREES 41 MINUTES 14 SECONDS WEST ALONG SAID BUILDING, 0.60 FEET; THENCE SOUTH 74 DEGREES 11 MINUTES 00 SECONDS EAST AND PARALLEL WITH SAID EXTENDED BUILDING LINE, A DISTANCE OF 246.12 FEET TO A POINT ON THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF LOT 1 OF RIVER OAKS WEST UNIT NO.2, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD, ALL IN COOK COUNTY, ILLINOIS; THENCE SOUTH 02 DEGREES 22 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 10 AND THE WEST LINE OF LOT 1 AND ALONG THE WEST LINE LOT 5 IN THE RESUBDIVISION OF LOT 2 IN SAID RIVER OAKS WEST UNIT NO.2, RECORDED AS DOCUMENT NO. 22596794 ON JANUARY 16, 1974 IN COOK COUNTY, ILLINOIS, A

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DISTANCE OF 500.19 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, THE SOUTHWEST CORNER OF SAID LOT 5 AND BEING ON THE NORTHERLY RIGHT-OF-WAY OF SAID RING ROAD; THENCE SOUTH 86 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 67.92 FEET, TO THE POINT OF CURVATURE OF A TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE SOUTHERLY LINE OF SAID LOT 10, A DISTANCE OF 618.61 FEET HAVING A RADIUS OF 1,714.51 FEET (RECORD RADIUS = 1,714.53 FEET) AND A CHORD DISTANCE OF 615.26 FEET BEARING NORTH 83 DEGREES 18 MINUTES 07 SECONDS WEST TO THE POINT OF COMPOUND CURVATURE OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 224.51 FEET (RECORD DISTANCE = 224.35 FEET), HAVING A RADIUS OF 606.98 FEET AND A CHORD DISTANCE OF 222.74 FEET BEARING NORTH 62 DEGREES 12 MINUTES 34 SECONDS WEST TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE SOUTHWESTERLY LINE OF SAID LOT 10, A DISTANCE OF 337.47 FEET, HAVING A RADIUS OF 294.86 FEET, A CHORD DISTANCE OF 319.35 FEET BEARING NORTH 18 DEGREES 59 MINUTES 59 SECONDS WEST; THENCE NORTH 13 DEGREES 47 MINUTES 17 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 400.61 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 51.44 FEET, HAVING A RADIUS OF 640.54 FEET (RECORD RADIUS = 640.00 FEET) AND A CHORD DISTANCE OF 51.43 FEET BEARING NORTH 11 DEGREES 29 MINUTES 14 SECONDS EAST, TO THE POINT OF BEGINNING AND CONTAINING 13.512 ACRES (588,607.51 SQUARE FEET), MORE OR LESS.

## PARCEL 2:

RECIPROCAL AND NON-EXCLUSIVE EASEMENTS FOR THE USE, FOR INGRESS AND EGRESS, PARKING AND FOR UTILITY AND MAINTENANCE PURPOSES, IN, ON, OVER, UPON AND UNDER PORTIONS OF LOT 9 IN VENTURE URBAN SUBDIVISION AS DESCRIBED AND CREATED AND GRANTED IN AND BY THAT CERTAIN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED AUGUST 20, 1973 BY AND BETWEEN THE MAY DEPARTMENT STORES COMPANY AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1964 AND KNOWN AS TRUST NUMBER 21073, RECORDED AUGUST 30, 1973 AS DOCUMENT 22460033 AND AS AMENDED BY DOCUMENT NO. 25948606 AND AS FURTHER AMENDED BY DOCUMENT NO. 27499192 AND THE TERMS AND CONDITIONS THEREIN CONTAINED.

PIN: 29-24-200-074-0000 (Part of)

Address: 500 River Oaks Drive, Calumet City, IL 60409