

UNOFFICIAL COPY

#10-4028, City of Chicago, and Gladstone-Norwood Bank Trust #1313 hereafter referred to collectively as "Owner(s)", of the property located at 1153-1177 North Elston, in the City of Chicago, County of Cook, and State of Illinois, and "General Contractor" JLL Construction Services, Inc., and states and avers on oath as follows:

1. That on or about May 19, 2008, the Owner(s), owned the following described property as to the following land and improvements ("the Property") in the City of Chicago, County of Cook and State of Illinois, to wit:

*****SEE ATTACHED LEGAL DESCRIPTION*****

Commonly Known As: 1177 N. Elston, Chicago, Illinois 60622 (a.k.a 1153 N. Elston, Chicago, Illinois 60622)

PIN: 17-05-307-003, 17-05-307-005, 17-05-307-006, 17-05-307-007 and 17-05-307-008

2. That on or about May 19, 2008, Claimant contracted with the General Contractor, JLL Construction Services, Inc., (hereinafter "General Contractor") the Owner's duly authorized Contractor and Agent, for the provision of all labor and materials for the installation of commercial store front window openings per plans and specifications provided by the General Contractor at the Property. On December 17, 2008, the last date on which Claimant provided such labor and material, Claimant had substantially completed the work required of it in a good and workmanlike manner as called for under contract.

3. That the total amount contracted for was **Thirty Five Thousand Five Hundred Dollars (\$35,500.00)**. That to which upon special instance and at the request of the Owner, or Owners' agent or entity authorized by the owner or knowingly permitted by the owners as aforesaid, the Claimant furnished extra and additional labor and/or materials on said property in an amount of **One Thousand Two Hundred Fifty Dollars (\$1,250.00)**. That after allowing for all just credits of **Thirteen Thousand Dollars (\$13,000.00)** Dollars, there remains that sum of **Twenty-Three Thousand Seven Hundred and Fifty Dollars (\$23,750.00)**, rightfully due and owing Claimant, for which the Claimant claims a lien, with interest at a rate of ten (10%) percent from the last date of work, all pursuant to Illinois Statute, 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(s).

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I, JAMES SETHNA, an attorney on oath, state that on this 12th day of March, 2009, I served this Notice and Claim for Mechanics' Lien by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, to:

1177 N. Elston, Inc
c/o Chris Ryan, President
8 West Division
Suite 200
Chicago, Illinois 60610

Certified #: 7007 0710 0004 9627 5618

Vic Elston LLC
c/o Jacquelin Pele
1638 West Evergreen
Chicago, Illinois 60622

Certified #: 7007 0710 0004 9627 5625

Slow Down Tavern
1177 North Elston
Chicago Illinois 60622

Certified #: 7007 0710 0004 9627 5632

JLL Construction Services, Inc
c/o Jerry Lewis, President
1040 W. Huron
Suite 300
Chicago, Illinois 60622

Certified #: 7007 0710 0004 9627 5649

City of Chicago
Department of Water Management
333 South State Street
Chicago, Illinois 60604

Certified #: 7007 0710 0004 9627 5656

Associated Bank f/k/a
Gladstone-Norwood Bank Trust #1313
5200 North Central Avenue
Chicago, Illinois 60603

Certified #: 7007 0710 0004 9627 5663

Chicago Title Land Trust f/k/a
Aetna Bank Trust #10-4028
171 N. Clark, Suite 575
Chicago, Illinois 60601

Certified #: 7007 0710 0004 9627 5670

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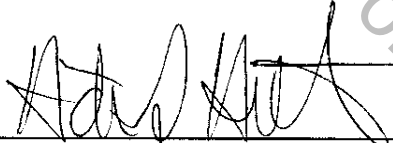
US Bancorp f/k/a First Bank System, Inc.
f/k/a Boulevard Bancorp, Inc. f/k/a
National Security Bank of Chicago
800 Nicollet Mall
Minneapolis, MN 55402

Certified #: 7007 0710 0004 9627 5687

postage prepaid, by depositing same in the U.S. Mail Box before the hour of 5:30 p.m.


James Sethna

Subscribed and sworn to before me
this 12th day of March, 2009.


Notary Public

SEAL



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF BLOCK 19 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF ELSTON AVENUE WHICH IS 35.02 FEET SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST FROM THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF ELSTON AVENUE WITH THE SOUTH LINE OF DIVISION STREET; THENCE CONTINUING SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST ALONG SAID EASTERY LINE, 65 FEET; THENCE NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST 80.72 FEET, MORE OR LESS, TO THE EASTERLY LINE OF A CONCRETE DOCK ON THE WESTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE NORTH 37 DEGREES 26 MINUTES 48 SECONDS WEST ALONG SAID DOCK LINE 68.766 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION WITH A LINE WHICH RUNS NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST THROUGH THE POINT OF BEGINNING; THENCE SOUTH 73 DEGRESS 57 MINUTES 40 SECONDS WEST ALONG SAID LINE 66.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17-05-307-003

PARCEL 2:

THAT PART OF BLOCK 19 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWESTERLY OF A LINE DRAWN AT NORTH 73 DEGREES 57 MINUTES 40 SECONDS EAST FROM A POINT ON THE EASTERLY LINE OF NORTH ELSTON AVENUE, SAID POINT BEING 35.02 FEET SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST, (AS MEASURED ALONG SAID WESTERLY LINE) FROM THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF NORTH ELSTON AVENUE WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST DIVISION STREET, EXCEPT THAT PART OF PARCEL 1 CONVEYED TO THE CITY OF CHICAGO BY DEED DATED JUNE 21, 1983 AND RECORDED JULY 27, 1983 AS DOCUMENT NUMBER 26706042, ALL IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF BLOCK 19 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHEASTERLY OF A LINE DRAWN AT NORTH 73

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DEGREES 57 MINUTES 40 SECONDS EAST FROM A POINT ON THE EASTERLY LINE OF NORTH AVENUE, SAID POINT BEING 100.02 FEET SOUTH 25 DEGREES 59 MINUTES 20 SECONDS EAST, (AS MEASURED ALONG SAID WESTERLY LINE) FROM THE POINT OF INTERSECTION OF SAID EASTERLY LINE OF NORTH ELSTON AVENUE WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF WEST DIVISION STREET, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-05-307-006, 17-05-307-007, AND 17-05-307-008

PARCEL 3:

THAT PART OF BLOCK 19 AND A STRIP OF LAND EASTERLY OF SAID BLOCK 19, IF ANY, IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE EASTERLY LINE OF NORTH ELSTON AVENUE, BEING THE WESTERLY LINE OF SAID BLOCK 19, SAID POINT BEING 5.01 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF WEST DIVISION STREET AND THE EASTERLY LINE OF NORTH ELSTON AVENUE, AS MEASURED ALONG SAID EASTERLY LINE; THENCE EASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 63 DEGREES 58 MINUTES, 54 SECONDS, AS MEASURED FROM THE SOUTHEAST TO THE EAST FROM THE EASTERLY LINE OF NORTH ELSTON AVENUE TO THE WESTERLY LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PIN: 17-05-307-005

Commonly Known As: 1177 N. Elston, Chicago, Illinois 60622
(a.k.a. 1153 N. Elston, Chicago, Illinois 60622)