

UNOFFICIAL COPY

ORIGINAL CONTRACTOR'S
CLAIM FOR MECHANICS LIEN



Doc#: 0909354025 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2009 01:42 PM Pg: 1 of 3

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Refrigeration Unlimited, Inc.,
Claimant

VS

4800 S. Richmond, LLC; 3940 Willow Corp.;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

CLAIM FOR LIEN IN THE AMOUNT OF **\$101,903.49**

THE CLAIMANT, Refrigeration Unlimited, Inc., Post Office Box 226, Bristol, Illinois, hereby files a claim for mechanics lien, as hereinafter more particularly stated, against the above-listed defendants and states:

THAT, at all relevant times, 4800 S. Richmond, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them was (were) the owner(s) of the following-described real property, to-wit:

See Legal Description on Page Three

Permanent Index Numbers: 19-12-101-004-0000
19-12-101-005-0000

Property Address: 4800 South Richmond Street, Chicago, Illinois

THAT, on September 19, 2007, Claimant entered into a contract with 3940 Willow Corp., one authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into such a contract, to provide labor and material to install boilers and boiler piping for the afore-described real property of a value of and for the sum of **\$141,903.49**.

THAT Claimant provided no additional labor or material for the afore-described real property.

THAT, on December 10, 2008, Claimant substantially completed all required of Claimant pursuant to the said contract.

UNOFFICIAL COPY

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THAT Claimant has received **\$40,000.00** pursuant to the said contract.

THAT neither 3940 Willow Corp. nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$101,903.49**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements.

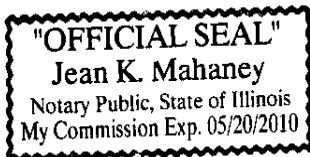
Brenda Farren
Brenda Farren, Agent of Claimant

STATE OF ILLINOIS) SS
COUNTY OF KENDALL)

THE AFFIANT, Brenda Farren, being first duly sworn, on oath deposes and says that she is an agent of Claimant, that she has read the foregoing Original Contractor's Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

Brenda Farren
Brenda Farren, Agent of Claimant

Subscribed and sworn to before me this 3rd day of April, 2009.



Jean K. Mahaney
Notary Public

Mail To:
Brenda Farren
Refrigeration Unlimited, Inc.
Post Office Box 226
Bristol, Illinois 60512

Prepared By:
Stephen M. Goba
Illinois Document Preparation Co.
600 South Ahrens Avenue
Lombard, Illinois 60148

UNOFFICIAL COPY

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

Page Three

Legal Description

PARCEL 1:

THE SOUTH 10 FEET OF THE NORTH 626 FEET OF THE WEST 218 FEET OF THE EAST 1217 FEET OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THAT PART OF THE SOUTH 100 FEET OF THE NORTH 726 FEET OF SAID NORTHWEST 1/4 OF SECTION 12, LYING WEST OF A LINE 999 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 12 AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED NOVEMBER 26, 1919, IN BOOK 15720, ON PAGE 79 AS DOCUMENT 6681798 AND DESCRIBED IN PART IN SAID DEED AS FOLLOWS: FROM A POINT 844 FEET SOUTH OF THE NORTH LINE AND 1320.50 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTHEASTERLY ON A CURVED LINE CONVEX TO THE NORTHWEST WITH A RADIUS OF 279 FEET TO A POINT 652 FEET SOUTH OF THE NORTH LINE AND 1242.50 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4; THENCE CONTINUING NORTHEASTERLY ON A STRAIGHT LINE TO A POINT 626 FEET SOUTH OF THE NORTH LINE AND 1217 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 726 FEET SOUTH OF THE NORTH LINE AND 999 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12 AND RUNNING THENCE SOUTH ALONG A LINE PARALLEL TO SAID EAST LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 149.92 FEET TO AN INTERSECTION WITH THE FOLLOWING-DESCRIBED LINE (BEGINNING AT A POINT 217 FEET NORTH OF THE SOUTH LINE AND 1032 FEET EAST OF THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12 AND RUNNING THENCE NORTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 20 DEGREES AND 29 1/2 MINUTES TO THE NORTH LINE WITH A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12); THENCE SOUTHWESTERLY FROM SAID INTERSECTION AND ALONG LAST-DESCRIBED STRAIGHT LINE A DISTANCE OF 53.35 FEET TO A POINT OF A CURVE, WHICH POINT IS 623.05 FEET NORTHEASTERLY OF SAID POINT 1032 FEET EAST OF THE WEST LINE AND 217 FEET NORTH OF THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE WESTERLY ON A CURVED LINE CONVEX SOUTHERLY TANGENT TO LAST-DESCRIBED STRAIGHT LINE AND HAVING A RADIUS OF 378.06 FEET, A DISTANCE OF 53.88 FEET TO A POINT OF COMPOUND CURVE; THENCE WESTERLY ALONG A CURVED LINE CONVEX SOUTHERLY AND HAVING A COMMON TANGENT WITH THE LAST-DESCRIBED CURVED LINE AND HAVING A RADIUS OF 241 FEET A DISTANCE OF 238.38 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO RIVER AND INDIANA RAILROAD AS DESCRIBED IN DOCUMENT NO. 6681798 IN BOOK 15720 OF RECORDS, PAGE 79; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 2.95 FEET TO A POINT 844 FEET SOUTH OF THE NORTH LINE AND 1320.50 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 223.09 FEET A DISTANCE OF 76.27 FEET TO A POINT 769.64 FEET SOUTH OF THE NORTH LINE AND 1305.36 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE NORTHEASTERLY ON A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 240.36 FEET A DISTANCE OF 50.04 FEET TO A POINT 726 FEET SOUTH OF THE NORTH LINE AND 1281.10 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, A DISTANCE OF 282.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 4:

NON-EXCLUSIVE RIGHT TO THE USE OF THE EXISTING PRIVATE ROADWAYS WITHIN THE CENTRAL MANUFACTURING DISTRICT AS SITUATED IN SECTIONS 11 AND 12 TOWNSHIP 38 NORTH RANGE 13 EAST, COOK COUNTY, ILLINOIS.