## **UNOFFICIAL COPY**

STATE OF ILLINOIS )
COUNTY OF COOK )



Doc#: 0910618041 Fee: \$31.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 04/16/2009 12:42 PM Pg: 1 of 5

----- Above this Line for Official Use Only -----

### SUBCONTRACTOR'S MECHANIC'S LIEN - NOTICE AND CLAIM

The below named Claimant, 2215. LINE PLUMBING CO., INC., located at Suite 2316, 4343 N. Clarendon Avenue, Chicago, Illinois 60613, hereby files a claim for lien against THEUS PROPERTY HOLDINGS, LLC of 1035 W. Lake Street, Suite 301, Chicago, IL 60607 (herei la ter referred to as "owner"), U&C Resources, Inc., d/b/a Ufood Grill, c/o John M. Mulherin, 211 S. Wheaton Avenue, Suite 200, Wheaton, IL 60187 (hereinafter referred to as "Lessee"), and Rosewood Construction Group, 1300 Howard Street, Elk Grove Village, IL 60007 (hereinafter referred to as "Contractor") and states:

That on or about 10/31/2008, the owner owned the following described land in the County of Cook, State of Illinois, to wit:

Street Address: 2281 N Lincoln Avenue, Chicago, IL

Legally Described As:

See Exhibit A attached hereto and made a part hereof

PIN(s): 14-33-109-050-1003

Owner entered into a contract with Rosewood Construction Group to provide ger eral contracting services, for the construction and improvements upon the premises. Owner authorized, consented to, or knowingly permitted Rosewood Construction Group to enter into subcontracts, and for subcontractors and sub-subcontractors to enter into further subcontracts. Rosewood Construction Group, with the knowledge and/or approval and/or consent and/or permission of the Owner, entered in a subcontract with Blue Line Plumbing Co, Inc. on November 1, 2008, with the knowledge and/or consent and/or permission of the Owner for plumbing services, work, labor, and materials

The following amounts are due on said contract:

Contract:

\$24,125.00

Extras:

0.00

Subtotal:

\$24,125.00

Payments:

(\$12,000.00)

Total Balance Due:

\$12,125.00

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Subcontractor's Mechanic's Lien Claim - Continued

Leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of Twelve Thousand One Hundred Twenty Five and 00/100 (\$12,125.00) dollars, for which, with interest, the Claimant claims a lien in said land, beneficial interests, if any, and improvements, and on the monies or other considerations due or to become due from the Owner under said contract.

Dated this	<u>15</u>	Day of	<u>April</u>		20 09	By:	BLUE LINE Steven	PLUMB Its: Secr	Jag	INC.	
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STAT	TE OF	Illinois			00						
COU	INTY O	F			SS.						
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	0	Day of	MANUAL Notary Pul	fore me this  April  Minul	20 <u>09</u>	Note	OFFICIAL SEAL OBERT HANDELSMAN ary Public - State of Illino nmission Expires Mar 22,	ois 3ic			
iVI	y comn	nission ex	xpires:			~~~			);;c.		

This document was prepared by: Robert Handelsman 77 West Washington Street, Suite 1717 Chicago, IL 60602

Phone: 312-977-1600 - Fax: 312-977-9936

After recording, mail to preparer: Robert Handelsman 77 West Washington Street, Suite 1717 Chicago, IL 60602

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## Exhibit A

#### LEGAL DECRIPTION:

UNIT NO. 2218 IN THE BAKERY COMMERCIAL CONDOMINIUM, AS DEI INTATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTAFE:

PARCEL 1: 78 AT PART OF LOTS 15, 16 AND 17 IN S.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MO'RIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT IS AFORESAID; THENCE SOUTH 45 DEGREE: 60 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE 17 FREOF 61.33 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 06 SECONDS EAST 23.28 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST 2.22 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS E/S) 12.86 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 12,15 TEET; THENCE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST 2.40 FLFT; THENCE SOUTH 44 DEGREES 59 MINUTES 06 SECONDS EAST 23.32 FEET 10 THE SOUTHEASTERLY LINE OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES O2 MINUTES 54 SECONDS EAST ALONG SAIC SOUTHEASTERLY LINE. THEREOF 67.35 FEET TO THE MOST EASTERLY. CORNER OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINES OF LOTS 15, 16 AND 17 AFORESAID 75.0 FEET TO THE POINT OF BEGINNING, ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZONTAL PLANE OF 35.0 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 12.38 FEET CHICAGO CITY DATUM, :ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 15 16 AND 17 IN S. S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NQRTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED .AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 15

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AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE THEREOF 84.86 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 21.03 FEEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 15.34 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43' SECONDS WEST 15.38 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 20.96 FEET TO THE SOUTHEASTERLY LINE OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES 00 MINUTES 54 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE THEREOF 85.16 FEET TO THE MOST FASTERLY CORNER OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINFS OF LOTS 15, 16 AND 17 AFORESAID, 75.0 FEET TO THE POINT OF BEGINAING, ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZGN L PLANE OF 47.0 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 35.0 FEET CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 3: THAT PART OF LOTS 15, 16 AND 17 IN S. S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 32 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: . COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 15 AFORESAID; TI ŒNCE SOOTH 45 DEGREES 00 MINUTES 54 SECONDS WEST ALONG TAI NORTHWESTERLY LINE THEREOF 84.86 FEET; THENCE SOUTH 44 1 DEGREES 46 MINUTES 12 SECONDS EAST 21.03 FEET TO THE POINT CF) FGINNING THENCE NORTH 44 DEGREES: 57 MINUTES 43 SECONDS E AST 15.34 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST 5.43 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 EAST 5.43 FEET: THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 12.86 FEET; TPENCE SOUTH 45 DEGREES 02 MINOTES 18 SECONDS EAST 25.12 FEET; THE YOU SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 15.38 FEET; THENCE NORTH 44 DEGREES 46 MINUTES 12 SECONDS WEST 33.01 FEET TO THE POINT OF BEGINNING ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZONTAL PLANE OF 47.0 FEET CHICAGO CITY DATUM AND LYDG ABOVE A HORIZONTAL PLANE OF 28.50 FEET CHICAGO CITY DATUM ALL IN COOK COUNTY, ILLINOIS.

(EXCEPT FROM THE ABOVE 3 PARCELS TAKEN AS A TRACT, THAT PART OF THE SOUTHWESTERLY . 19.41 OF THE NORTHEASTERLY 69.78 FEET OF THE NORTHWESTERLY 25.50 FEET OF LOTS 15 AND 16 WHICH LIES BELOW A HORIZONTAL PLANE OF 19.63 FEET, CHICAGO CITY DATUM, IN S.S. . SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE

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### 14, EAST OF THE THIRD PRINCIPAL MERIDIAN)

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 91565417 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PTA: 14-33-109-050-1001 14-33-109-050-1002 14-33-109-050-1003 14-33-109-050-1004 14-33-109-050-1006 14-33-109-050-1007 14-33-109-050-1008

CKA: 2218 NORTH LINC JLN, CHICAGO, IL, 60614

THICAGO, \_