

UNOFFICIAL COPY

Doc#: 0913908306 fee: \$40.00
Date: 05/19/2009 11:17 AM Pg: 1 of 4
Cook County Recorder of Deeds
*RHSP FEE \$10.00 Applied

MECHANIC'S LIEN:
CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

NATIONAL PLUMBING & HEATING SUPPLY
CO

CLAIMANT

-VS-

Theus Property Holdings, L.L.C.
U and C Resources, Inc. d/b/a UFood Grill
Bridgeview Bank Group
Rosewood Construction Group, Inc.
BLUE LINE PLUMBING, INC.

DEFENDANT(S)

The claimant, NATIONAL PLUMBING & HEATING SUPPLY CO of Chicago, IL 60646 County of Cook, hereby files a claim for lien against BLUE LINE PLUMBING, INC., of 4343 N. Clarendon Avenue Chicago, State of IL; a subcontractor to Rosewood Construction Group, Inc. contractor of 1300 Howard Street Elk Grove Village, IL 60007, and Theus Property Holdings, L.L.C. Chicago, IL 60603 U and C Resources, Inc. d/b/a UFood Grill (Lessee) Wheaton, IL 60187 {hereinafter referred to as "owner (s)"} and Bridgeview Bank Group Bridgeview, IL 60455 {hereinafter referred to as "lender (s)"} and states:

That on or about 11/20/2008, the owner owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: U Food Grill 2218 N. Lincoln Chicago, IL:

A/K/A: SEE ATTACHED LEGAL DESCRIPTION

A/K/A: Tax # 14-33-109-050-1003

and BLUE LINE PLUMBING, INC. was a subcontractor to Rosewood Construction Group, Inc. owner's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about 11/20/2008, said contractor made a subcontract with the claimant to provide plumbing and heating supplies for and in said improvement, and that on or about 01/20/2009 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	\$8,533.58
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$4,434.44

Total Balance Due \$4,099.14

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of Four Thousand Ninety-Nine and Fourteen Hundredths (\$4,099.14) Dollars, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, and improvements, and on the money, contract or other consideration due or to become due against said subcontractor, contractor, and/or current owner.

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 May 15, 2009.

NATIONAL PLUMBING & HEATING SUPPLY CO

BY: Robert Higgason
Robert Higgason President

Prepared By:
NATIONAL PLUMBING & HEATING SUPPLY CO
5740 N. Tripp Avenue
Chicago, IL 60646

VERIFICATION

State of Illinois

County of Cook

The affiant, Robert Higgason, being first duly sworn, on oath deposes and says that the affiant is a resident 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.

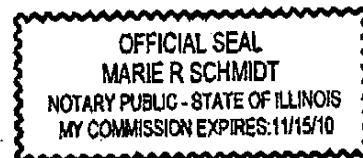
Robert Higgason
Robert Higgason President

Subscribed and sworn to
before me this Thursday, May 15, 2009

Marie R. Schmidt
Notary Public's Signature

ml/gc.ln
rs/dn 05/15/2009

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LEGAL DESCRIPTION

UNIT NO. 2218 IN THE BAKERY COMMERCIAL CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: 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 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 15 AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE THEREOF 67.33 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 EAST 12.86 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 12.75 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST 2.40 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 06 SECONDS EAST 23.32 FEET TO THE SOUTHEASTERLY LINE OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES 00 MINUTES 54 SECONDS EAST ALONG SAID 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 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 15 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 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 15.34 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST 5.43 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 12.86 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 12.75 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST 5.73 FEET; THENCE SOUTH 44 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 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 47.0 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 35.0 FEET CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS;

CONTINUED ON NEXT

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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 33, 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; 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 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 15.34 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST 5.43 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 12.86 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 15.38 FEET; THENCE NORTH 44 DEGREES 46 MINUTES 12 SECONDS WEST 22.01 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 LYING 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 FEET 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 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.

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; AND EXISTING LEASES AND TENANCIES.

P.I.N. 14-33-109-050-1003