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Doc#: 0915449000 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/03/2009 09:12 AM Pg: 1 of 6

SUBCONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

(1) The claimant, Advance Refrigeration Co. of Bensenville, County of DuPage, State of Illinois hereby files notice and claim for lien against 12 Oaks at Woodfield ("contractor"), of Rolling Meadows, County of Cook, State of Illinois, and Fund VII WG Rolling Meadows, L.L.C., (hereinafter referred to as "Owner"), of Chicago, County of Cook, State of Illinois, and any persons claiming to be interested in the real estate herein, and states:

(2) That on or about July 14, 2004 and at all times thereafter, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

PIN: 07-12-203-007
07-12-203-008
07-12-203-011
08-07-203-012

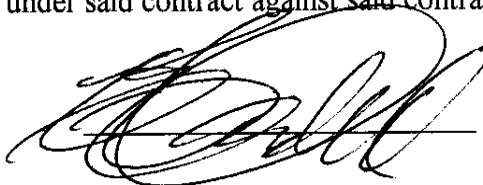
commonly known as: 4700 Arbor Drive, and Twelve Oaks at Woodfield, was the Owner's contractor for the improvement thereof.

(3) That on or about January 30, 2009, said contractor made a written sub contract with the claimant to furnish labor and materials for the Appliances for and in said improvement, and that as of the date hereof, the claimant has completed thereunder all required by said written contract to be done through this date, delivering and supplying such services, to the value of \$ Seven Thousand Nine Hundred Thirty-nine and 16/100 Dollars (\$7,939.16).

(4) That said contractor is entitled to credits on account thereof as follows, to wit:
Payments of \$ Four Hundred Eighty-seven and 78/100 Dollars (\$487.78)

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leaving due, unpaid and owing to claimant, after allowing all credits, the sum of \$ Seven Thousand Four Hundred Fifty-one and 38/100 Dollars (\$7,451.38), for which, with interest, the claimant claims a lien on said land and improvements and on the moneys or other consideration due or to become due from the Owner under said contract against said contractor and Owner.



By: Charles E. Cardwell

Its: Controller

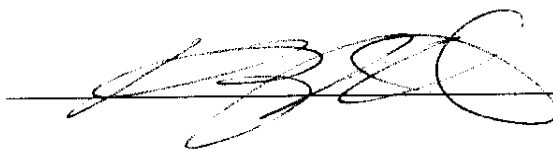
STATE OF ILLINOIS)

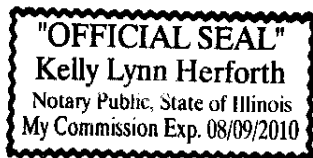
ss.

COUNTY OF DUPAGE)

The affiant, Charles E. Cardwell, being first duly sworn on oath deposes and says that he is the Controller of Advance Refrigeration Co. the claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all the statements therein contained are true.

Subscribed and sworn to by said Charles E. Cardwell before me this 2 day of June, 2009

 Notary Public
(seal)



Property of Cook County Clerk's Office

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Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PARCEL OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND THE EAST 40 RODS OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID EAST 40 RODS; THENCE NORTHWARD, ALONG THE WEST LINE OF SAID EAST 40 RODS, NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 406.18 FEET; THENCE SOUTH 68 DEGREES 30 MINUTES 23 SECONDS EAST, A DISTANCE OF 71.07 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68 DEGREES 30 MINUTES 23 SECONDS EAST, A DISTANCE OF 408.93 FEET; THENCE SOUTH 05 DEGREES 29 MINUTES 33 SECONDS EAST, A DISTANCE OF 388.44 FEET; THENCE SOUTH 38 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 240.00 FEET; THENCE SOUTH 03 DEGREES 05 MINUTES 00 SECONDS EAST, A DISTANCE OF 35 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 490 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 421.02 FEET; THENCE NORTH 84 DEGREES 31 MINUTES 25 SECONDS WEST, A DISTANCE OF 124.05 FEET; THENCE NORTHWARD ALONG A LINE, BEING 66 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, NORTH 00 DEGREES 23 MINUTES, 00 SECONDS WEST, A DISTANCE OF 810.93 FEET; THENCE EASTWARD ALONG A LINE, BEING 66 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 673.65 FEET; THENCE NORTHWARD ALONG A LINE, BEING 66 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 40 RODS OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 12, NORTH 00 DEGREES 17 MINUTES 18 SECONDS WEST A DISTANCE OF 445.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, BEING THE EQUIVALENT OF LOT 1 OR RAMLIN ROSE ESTATES UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19254286.

PARCEL 2:

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12; THENCE SOUTHWARD ALONG THE EAST LINE OF SAID SOUTHEAST $\frac{1}{4}$, SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 180 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 22.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 372.19 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 28 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 566.67 FEET; THENCE NORTH 08 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 66.00 FEET; THENCE NORTH 81 DEGREES 25 MINUTES 00 SECONDS EAST, A DISTANCE OF 395.00 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 00 SECONDS WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 81 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 240.00 FEET; THENCE NORTH 38 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 84 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.88 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, BEING THE EQUIVALENT OF LOT 2 (EXCEPTING THE EASTERLY 22.00 FEET OF SAID LOT

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2, AS MEASURED PERPENDICULAR TO THE EASTERLY LINE THEREOF) OF RAMLIN ROSE ESTATE UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286.

PARCEL 3:

THAT PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AND OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THAT PART OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERNMOST CORNER OF LOT 2 OF RAMLIN ROSE ESTATES UNIT NO. 1, RECORDED MARCH 1, 1965 AS DOCUMENT NO. 19394286; THENCE EASTWARD, ALONG THE NORTHERNMOST LINE OF SAID LOT 2, SOUTH 84 DEGREES 18 MINUTES 00 SECONDS EAST, A DISTANCE OF 157.88 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 183.34 FEET; THENCE SOUTH 74 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 372.19 FEET; THENCE SOUTH 05 DEGREES 57 MINUTES 00 SECONDS EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 84 DEGREES 53 MINUTES 50 SECONDS WEST, A DISTANCE OF 566.67 FEET; THENCE NORTH 08 DEGREES 35 MINUTES 00 SECONDS WEST, A DISTANCE OF 66.00 FEET; THENCE SOUTH 81 DEGREES 25 MINUTES 00 SECONDS WEST, A DISTANCE OF 95 FEET; THENCE SOUTH 12 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 422.02 FEET; THENCE SOUTH 84 DEGREES 31 MINUTES 25 SECONDS EAST, A DISTANCE OF 884.92 FEET; THENCE NORTH 48 DEGREES 17 MINUTES 22 SECONDS EAST, A DISTANCE OF 166.73 FEET; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 492.50 FEET IN RADIUS, HAVING A CHORD LENGTH OF 78.51 FEET ON A BEARING OF NORTH 35 DEGREES 08 MINUTES 48 SECONDS EAST, FOR AN ARC LENGTH OF 78.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 30 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 66.17 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST OF 420.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 93.14 TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE NORTHWEST, OF 320.50 FEET IN RADIUS, FOR AN ARC LENGTH OF 132.96 FEET TO A POINT OF TANGENCY; THENCE NORTH 67 DEGREES 02 MINUTES 11 SECONDS EAST, A DISTANCE OF 89.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARD ALONG A CURVED LINE, CONVEXED TO THE SOUTHEAST, OF 120.39 FEET IN RADIUS, FOR AN ARC LENGTH OF 133.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 03 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 721.27 FEET TO THE MOST EASTERLY CORNER OF THE TRACT OF LAND CONVEYED BY DEED RECORDED NOVEMBER 14, 1984 AS DOCUMENT NO. 27336982, THENCE NORTH 89 DEGREES 06 MINUTES 47 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 3110.03 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 120.76 FEET; THENCE NORTH 68 DEGREES 30 MINUTES 23 SECONDS WEST, A DISTANCE OF 230.74 FEET; THENCE SOUTH 5 DEGREES 29 MINUTES 38 SECONDS EAST, A DISTANCE OF 382.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Common Address: 4700 Arbor Drive
Rolling Meadows, Illinois 60008

Permanent Index Numbers: 07-12-203-007
07-12-203-008
07-12-203-011
08-07-203-012

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UNOFFICIAL COPY**Exhibit "B"****PERMITTED EXCEPTIONS**

1. General Real Estate Taxes for 2003 (second installment) and subsequent years for tax parcel numbers:
 - 07-12-203-007 (affects Parcel 1)
 - 07-12-203-008 (affects Parcel 2 and 3)
 - 07-12-203-011 (affects Parcel 3)
 - 08-07-203-012 (affects Parcel 1)

2. Mortgage dated June 18, 1999 and Recorded June 21, 1999 as Document Number 99593972 made by Woodfield Gardens Associates, an Illinois Limited partnership to Morgan Guaranty Trust Company of New York to secure a note for \$24,200,000.00, and the terms and conditions thereof.

Assignment of Mortgage and Security Agreement from Morgan Guaranty Trust Company of New York to State Street Bank and Trust Co. as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, mortgage pass-through certificates series 1999-C8 recorded July 6, 2000 as Document 00499165

Assignment of Mortgage and Security Agreement from State Street Bank and Trust Co. to U.S. Bank National Association as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, mortgage pass-through certificates series 1999-C8 recorded July __, 2004 as Document _____.

3. Assignment of Leases and Rents dated June 18, 1999 and recorded June 21, 1999 as Document 99593973 made by Woodfield Gardens Associates to Morgan Guaranty Trust Company of New York.

Assignment of Assignment of Leases and Rents from Morgan Guaranty Trust Company of New York to State Street Bank and Trust Co. as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, mortgage pass-through certificates series 199-C8 recorded July 6, 2000 as Document 00499164.

Assignment of Assignment of Leases and Rents from State Street Bank and Trust Co. to U.S. Bank National Association as Trustee for J.P. Morgan Commercial Mortgage Finance Corporation, mortgage pass-through certificates series 1999-C8 recorded July __, 2004 as Document _____.

4. Financing Statement evidencing an indebtedness from Woodfield Gardens Associates, Debtor, to Morgan Guaranty Trust Company of New York, secured party, filed on June 21, 1999 as Number 99U06455.

5. Declaration of Covenants made October 19, 1998 by LaSalle National Bank, as Trustee under Trust Number 106823, Woodfield Gardens Associates, an Illinois Limited Partnership, and WHBCF Real Estate, L.L.C., a Delaware Limited Liability Company, recorded October 26, 1998 as Document 98960716.

6. Easement granted to Northern Illinois Gas Company, Illinois Bell Telephone Company and Commonwealth Edison Company as created by the Plat of Dedication of Utility Easements recorded June 24, 1965 as Document Number 19506429 over all of Lots 1 and 2, except those areas designated as non-easement area on the Plan of Ramlin Rose Estates Unit No. 1, aforesaid, recorded March 1, 1965 as Document Number 19394286.

7. Easement in favor of City of Rolling Meadows and Rolling Meadows Fire Protection District for the purpose of fire lane for ingress and egress recorded September 26, 1967 as Document Number 20272668 affecting the 16 foot wide strip running generally east-west through the land as more specifically shown on the plat attached as Exhibit "A" to said instrument of the land, and the terms and provisions contained therein.

8. Easement in favor of the Metropolitan Sanitary District of Greater Chicago for the purpose of intercepting sewer (upper Salt Creek intercepting sewer number 3, contract number 68-4-6-2S) recorded August 31,

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1970 as Document Number 21252158 affecting the easterly 33 feet of parcel 3 of the land, and the terms and provisions contained therein.

- 9. Easement for drainage purposes granted by Deed to the Illinois State Toll highway Commission dated August 6, 1957 and recorded August 9, 1957 as Document Number 16981758.

(Affects part of Parcel 3 as described in document).


- 10. Perpetual easement, right and privilege of use for the purpose of recreation and swimming thereon, as well as the maintenance, repair and replacement thereof and ingress and egress thereto and therefrom in, to, upon and over Parcel 2 for the benefit of Parcels 1 and 3, as contained in the Declaration recorded as Document Number 19390888 and re-recorded as Document Number 19824326 as amended by Documents Number 20112679 and 20820707.

- 11. Encroachment of parking spaces, curbs, driveways and asphalt pavement over the property lines as shown on survey made by James M. Ellman dated June 11, 1999 as Order No. 9905100, last revised April 23, 2004.

STATE OF ILLINOIS
 STATE TAX

 JUL. 27. 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

008006777

REAL ESTATE TRANSFER TAX
 13975.50
 FP326609

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUL. 27. 04
 REVENUE STAMP

000435675

REAL ESTATE TRANSFER TAX
 06987.75
 FP326670

American