UNOFFICIAL COPY

SUBCONTRACTOR'S CLAIM FOR LIEN

Document prepared by & Return to:

Attorney Scott L. Seraphin Seraphin & Seraphin, Ltd. 2210 Dean Street, Suite P-2 St. Charles, IL 60175



Doc#: 0932316053 Fee; \$30.00 Eugene "Gene" Moore RHSP Fee;\$10.00 Cook County Recorder of Deeds Date: 11/19/2009 02:24 PM Pg: 1 of 4

STATE OF ILLINOIS)
(STATE OF ILLINOIS)
(STATE OF ILLINOIS)
(STATE OF ILLINOIS)

The undersigned claimant, Linda Kazmer, President, of Kazmer Tile & Stone, Inc., of 848 Eagle Drive, Bensenville, DuPage County, Illinois, makes the following statement and claims a mechanic's lien under the Illinois Mechanics' Lien Act (770 Illinois Compiled Statutes 60/1 et seq.), and states that:

- 1. The following-described 1991 property attached as Exhibit "A" is now owned by Thor Palmer House Office, LLC, Thor Palmer House Retail, LLC, Thor Palmer House Hotel & Shops, LLC c/o Thor Equities, LLC (her finafter "THOR");
- 2. On or about March 24, 2009, THOR were the owners of the property described above, on which day such owner contracted with O'Malley Construction Co. as an original contractor to construct the A'Gaci Build-out at the premises described above.
- 3. On or about March 24, 2009, on which daz THOR were still the owners of the property described above, the original contractor entered into a contract with the claimant to perform stone and tile installation for the improvements on the property, at a contract price of \$283,723.51, including credits and extras, which contract price was to be paid in full September 10, 2009.
- 4. The claimant has completed performance of its contract in that it has performed its contractual obligations and delivered all materials required under the contract to the site of the improvements on the property.
- 5. There is now justly due the claimant, after allowing to the owner all credits, deductions, and set-offs, \$148,343.51, which is still unpaid; a copy of the account is attached to this claim as "Exhibit B."
- 6. The claimant now claims a lien on the premises and all improvements on it, against all persons interested, and also claims a lien on any amounts due from the owner to the original contractor, for \$148,343.51, with interest, according to the statute.

Kazmer Tile & Stone, Inc.

LINDA KAZMER, President

0932316053 Page: 2 of 4

UNOFFICIAL COPY

The State of Illinois))ss
County of Dlage	/

Linda Kazmer, President of Kazmer Tile & Stone, Inc., being sworn, says that Kazmer Tile & Stone, Inc. is the claimant named in the previous claim of lien; that she has read and subscribed the previous claim of lien and knows the contents that the statements contained in it are true; and that the \$148,343.51 claimed is justly due claimant from O'Malley Construction Co.

Kazmer Tile & Stone, Inc.

Open Op Sworn to before me and subscribed in my presence, in MeHenry, _, 2009

Notary Public

"OFFICIAL SEAL" Laura Paimere

0932316053 Page: 3 of 4

JNO ENTET & A

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE SCHEDULE A (CONTINUED)

ORDER NO.: 1410 008474967 KA

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PART OF BLOCK 3 IN FRACTIONAL SECTION NUMBER 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST MONROE STREET WITH THE PRESENT EAST LINE OF SOUTH STATE STREET (BEING A LINE 27 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF BLOCK 3); RUNNING THENCE WITH SAID EAST LINE OF SOUTH STATE STREET SOUTH 254 FEET 5 7/16 INCHES TO A POINT 210 FEET 3 INCHES NORTH OF THE NORTH FACE OF THE REPUBLIC BUILDING; SAID FURIT BEING 144.75 FEET NORTH OF THE SOUTH LINE OF LOT 10 IN BLOCK 3 AS MEASURED ON THE WEST LINE OF PREMISES IN QUESTION; THENCE WITH THE LINE ESTABLISHED BY THE AGREEMENT BETWEEN BERTHA HONORE' PALMER AND ADRIAN C. HONORE', TRUSTEES OF THE ESTATE OF POTTER PALMER, DECEASED, ETHELBERT W. PEEK, LOUIS FRAZIN AND ABRAHAM M. OFPENHEIM DATED JANUARY 23, 1907, RECORDED IN THE RECORDER'S OFFICE OF SAID COUITY IN BOOK 19104, PAGE 66, AS DOCUMENT NUMBER 8030340, SAID LINE INTERSECTING THE WEST LINE OF THE 12 FOOT ALLEY RUNNING NORTH AND SOUTH THROUGH THE SOUTH PART OF SAID BLOCK 3 AT A POINT 144.52 FEET NORTH OF THE SOUTH LINE OF LOT 10 IN BLOCK 3, EAST 159 FEET 10 1/2 INCHES MORE OR LESS, TO A POINT 6 FEET EAST OF THE WEST LINE OF LOT 8 IN SAID BLOCK 3 AND IN THE EAST LINE OF THE 12 FOOT ALLEY RUNNING NORTH AND SOUTH THROUGH THE SOUTH PART OF SAID BLOCK 3: THENCE WITH THE EAST LINE OF SAID ALLEY SOUTH 9 FEET 8 7/8 INCHES TO A POINT 22 FEET 3 5/8 INCHES SOUTH OF THE MORTH LINE OF SAID LOT 8; THENCE PARALLEL WITH AND 22 FEET 3 5/8 INCHES SOUTH OF THE MORTH LINE OF SAID LOT 8, BEING THE NORTH LINE OF AN 18 FOOT ALLEY, EAST 174 FELT 10 5/8 INCHES TO THE PRESENT WEST LINE OF SOUTH WABASH AVENUE; THENCE WITH SAID WEST LINE OF SOUTH WABASH AVENUE NORTH 210 FEET 7 13/16 INCHES, MORE OR LESS TO THE POINT OF INTERSECTION OF SAID WEST LINE OF SOUTH WABASH AVENUE WITH THE SOUTH LINE OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 4 IN BLOCK 3 IN FRACTIONAL SECTION NUMBER 15 ADDITION AFORESAID: THENCE WITH THE SOUTH LINE OF SAID LOT 1, IN THE ASSESSOR'S DIVISION AFORESAID WITH 85 FEET 8 INCHES TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WITH THE WEST LINE OF SAID LOT 1, NORTH 52 95/100 FEET, MORE OR LESS, TO THE PRESENT SOUTH LINE OF EAST MONROE STREET; AND THENCE WITH SALO SOUTH LINE WEST 248 FEET 8 5/16 INCHES TO THE PLACE OF BEGINNING, IN COOK COUNTS, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 1 IN BLOCK 3 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, BOUNDED IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS::

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, (WHICH IS THE SOUTHWEST CORNER OF MONORE STREET AND WABASH AVENUE IN THE SAID CITY OF CHICAGO) RUNNING THENCE SOUTH ON THE EAST LINE OF SAID LOT (BEING THE WEST LINE OF SAID WABASH AVENUE) 52.95 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF MONROE STREET 85 FEET AND 8 INCHES; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF WABASH AVENUE 52.95 FEET TO THE SOUTH LINE OF MONROE STREET; THENCE EAST ON THE SOUTH LINE OF MONROE STREET 85 FEET AND 8 INCHES TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 17-15-102-018-0000; 17-15-102-019-0000; 17-15-102-020-0000;

17-15-102-021-0000; 17-15-102-022-0000 Address: 17 E. Monroe St., Chicago, IL

15:32:37 10/28/09 DJN PAGE A2 SS₃ COMLG06 12/06 DGG

0932316053 Page: 4 of 4



EXHIBIT "B"

– A'Gaci Buildout Palmer Hous

282,627.00 Contract Price:

(448.00)Change Order:

1,544.51 Contract Amount for Stair Platfurms:

135,380.00 **Payment Received**

35,3 Amount Due

848 Eagle Drive - Bensenville, IL 60106