



0933529069

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

Doc#: 0933529069 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2009 03:30 PM Pg: 1 of 4

Claimant **Unified Building Systems, Inc.**, (hereinafter "Claimant") with offices located at 738 Water Street, Suite A, Sauk Center, Wisconsin 53583 hereby files its Contractor's Notice and Claim for Mechanic's Lien on the Real Estate hereinafter described and against the interests of **4220 Kildare LLC** (hereinafter "Owner") and any person claiming an interest in the Real Estate by, through or under the Owner.

On and prior to December 10, 2007, Owner owned the real estate and all land and improvements thereon (the "Real Estate") located in Cook County, Illinois, legally described on Exhibit "A" attached hereto.

Property Address: 4220 S. Kildare Boulevard
Chicago, IL 60632

Property Index Nos: 19-03-101-009-0000
19-03-200-019-0000
19-03-400-091-0000
19-03-400-121-0000
19-03-400-151-0000
19-03-400-154-0000
19-03-400-189-0000
19-03-400-190-0000

On December 10, 2007, Claimant entered into a written contract with Owner to provide labor and material for the creation of a USDA production facility, with freezer and office space. The contract price, with extras and additions, is Two Million One Hundred Forty Four Thousand One Hundred Ninety Six and 25/100 (\$2,144,196.25) Dollars.

On October 23, 2009, Claimant completed all work required to be done by said contract, including extras and additions.

After allowing for all payments, credits and set-offs, there remains due and owing to Claimant is the sum of One Hundred Ninety Two Thousand Eight Hundred Seventy Seven and 87/100 (\$192,877.27) Dollars, for which amount Claimant claims a lien on the Real Estate, including all land and improvements thereon, in the aforesaid amounts, plus interest pursuant to statute.

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.

Claimant: Unified Building Systems, Inc.

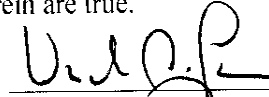
By: 

Its Agent and Attorney

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

The affiant, Vincent A. Lavieri, being first duly sworn on oath, deposes and states that he is the attorney and agent for Unified Building Systems, Inc. and is authorized to execute this Contractor's Notice and Claim for Lien on behalf of Unified Building Systems, Inc.; that he has read the foregoing claim for lien and knows the contents thereof; and that all statements contained therein are true.


 Vincent A. Lavieri

Subscribed and Sworn to before
 me this 1st day of December, 2009.


 Notary Public



Prepared By and
 After Recording, Please Return To:

Vincent A. Lavieri
 Gardiner, Koch, Weisberg & Wrona
 53 West Jackson Boulevard
 Suite 950
 Chicago, IL 60604
 312-312-362-0000

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PROOF OF SERVICE

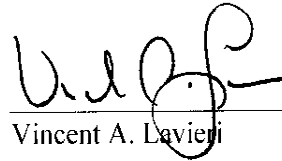
Vincent A. Lavieri, an attorney, certifies that he caused the foregoing to be served upon:

4220 Kildare, LLC
2340 River Road
Suite 310
DesPlaines, IL 60018

Wachovia Financial Services, Inc.
77 W. Wacker Drive
WS6014
29th Floor
Chicago, IL 60601

Protein Solutions
4220 S. Kildare
Chicago, IL 60632

by causing the same to be deposited in the United States Mail from 53 W. Jackson Blvd., Suite 950, Chicago, Illinois, on December 1, 2009 on or before 5:00 p.m.



Vincent A. Lavieri

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Description of Property
4220 South Kildare Boulevard
Chicago, Illinois

A TRACT OF LAND BEING A PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF DISTRICT BOULEVARD, AND THE WESTERLY RIGHT OF WAY OF KILDARE BOULEVARD, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 667.66 FEET TO THE NORTHERLY RIGHT OF WAY OF 44TH STREET; THENCE NORTH 89 DEGREES, 39 MINUTES, 35 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 1607.26 FEET TO THE WESTERLY LINE OF THE LANDS CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE CRAWFORD REAL ESTATE DEVELOPMENT COMPANY, PER DOCUMENT NUMBER 17307420; THENCE NORTH 10 DEGREES 12 MINUTES, 59 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 678.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF DISTRICT BOULEVARD; THENCE SOUTH 89 DEGREES, 40 MINUTES, 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 24.41 FEET; THENCE SOUTH 10 DEGREES, 12 MINUTES, 59 SECONDS EAST A DISTANCE OF 132.76 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 309.62 FEET AND A CHORD BEARING SOUTH 35 DEGREES 17 MINUTES, 35 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 59.17 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 302.00 FEET AND A CHORD BEARING SOUTH 54 DEGREES 57 MINUTES 01 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 151.27 FEET; THENCE SOUTH 67 DEGREES, 59 MINUTES, 30 SECONDS EAST, A DISTANCE OF 49.29 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET AND A CHORD BEARING 79 DEGREES 02 MINUTES 55 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 111.83 FEET; THENCE SOUTH 89 DEGREES, 39 MINUTES, 35 SECONDS EAST A DISTANCE OF 93.50 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 556.00 FEET AND A CHORD BEARING NORTH 86 DEGREES, 43 MINUTES, 18 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 74.53 FEET; THENCE NORTH 81 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 70.83 FEET THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 287.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DISTRICT BOULEVARD; THENCE SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1130.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.