

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING SHOULD BE  
RETURNED TO:



Doc#: 1001539028 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/15/2010 01:19 PM Pg: 1 of 6

John S. Mrowiec  
Conway & Mrowiec  
20 South Clark Street  
Suite 1000  
Chicago, IL 60603  
(312) 658-1100

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, CHANCERY DIVISION  
MECHANICS LIEN SECTION**

ADVANCE ELECTRICAL SUPPLY )  
CO., INC., an Illinois corporation, *et al.*, )  
)  
Plaintiff, )

v. )

PRIMESTOR 119, LLC, a Delaware )  
limited liability company, *et al.*, )  
)  
Defendants. )

No. 09 CH 13903  
Consolidated with 09 CH 21243

Calendar No. 54

CARTER'S EXCAVATING & GRADING )  
COMPANY, )  
)  
Plaintiff, )

v. )

PRIMESTOR 119, LLC, et al., )  
)  
Defendants. )

**MEMORANDUM OF JUDGMENT ORDER**

PIN Nos.: 25-19-417-015; 25-19-417-016  
Street Address: 1700 W. 119<sup>th</sup> Street, Chicago, IL 60643

**UNOFFICIAL COPY**

PIN Nos.: 25-19-417-015; 25-19-417-016

Street Address: 1700 W. 119<sup>th</sup> Street, Chicago, IL 60643

LEGAL DESCRIPTION: See Attached Exhibit A

PLEASE TAKE NOTICE that on December 10, 2009, the Circuit Court of Cook County, Illinois entered a final judgment Order against Carter's Excavating & Grading Company ("Carter's"), and in favor of Bulley & Andrews/Ujamaa Construction, Inc. dismissing with prejudice Count I of Carter's Complaint to Foreclose Mechanics Lien Claim and declaring that Carter's initial Mechanics Lien Claim [Recorder's No. 0812734083] and Amended Mechanics Lien Claim [Recorder's No. 0915922071] are "each invalid and therefore expunged." A copy of the Order is attached hereto as Exhibit B.

Dated: January 15, 2010

Defendant, BULLEY & ANDREWS,  
LLC/UJAMAA CONSTRUCTION, INC.

By: 

One of their Attorneys

John S. Mrowiec  
Erik R. Nelson  
Conway & Mrowiec  
20 South Clark Street  
Suite 1000  
Chicago, Illinois 60603  
(312) 658-1100  
Firm ID No. 37317  
*Attorneys for Defendant Bulley & Andrews, LLC/  
Ujamaa Construction, Inc.*

PIN Nos.: 25-19-417-015; 25-19-417-016  
Street Address: 1700 W. 119<sup>th</sup> Street, Chicago, IL 60643

# UNOFFICIAL COPY

## EXHIBIT A TO MEMORANDUM OF JUDGMENT

THAT PART OF LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY), LYING SOUTHWESTERLY, WESTERLY, AND NORTHERLY OF THE FOLLOWING DESCRIBED LINES: BEGINNING AT POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 307 FEET WEST OF THE NORTHEAST CORNER THEREOF (AS MEASURED ALONG SAID NORTH LINE) AND RUNNING THENCE SOUTHEASTERLY A DISTANCE OF 21.17 FEET TO AN INTERSECTION WITH A LINE WHICH IS 332 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 AFORESAID, SAID INTERSECTION BEING 15 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF LOT 1 (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 673.30 FEET TO A POINT WHICH IS 1932.12 FEET NORTH OF AND 332 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 (AS MEASURED, RESPECTIVELY, ALONG THE EAST LINE THEREOF AND AT RIGHT ANGLES THERETO); THENCE SOUTHEASTERLY ALONG A LINE WHICH, EXTENDED, PASSES THROUGH A POINT 1305.81 FEET NORTH OF AND 299.52 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 (AS MEASURED, RESPECTIVELY, ALONG THE EAST LINE THEREOF AND AT RIGHT ANGLES THERETO) A DISTANCE OF 87.43 FEET TO A POINT ON A LINE WHICH IS 775.62 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE NORTH LINE OF LOT 1 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 282.53 FEET TO A POINT ON A LINE WHICH IS 610 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 414.00 FEET TO A POINT ON A LINE WHICH IS 1,189.62 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE NORTH LINE OF LOT 1 AFORESAID; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 80.00 FEET TO POINT ON A LINE WHICH IS 690 FEET WEST OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 109.84 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 AFORESAID; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 276.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF LOTS 1 TO 6 IN THE RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND TAKEN IN CONDEMNATION CASE (31 29655) AND (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY) AND EXCEPT THAT PART OF SAID LOTS LYING EASTERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING IN THE SOUTH LINE OF SAID LOT 6, 352 FEET WEST OF THE EAST LINE OF SAID 1/4 SECTION (AS MEASURED IN SAID SOUTH LINE); THENCE NORTHEASTERLY TO A POINT 58 FEET NORTH OF AND 332 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 (AS MEASURED NORTH IN THE EAST LINE THEREOF AND AT RIGHT ANGLES THERETO); THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION A DISTANCE OF 421.62 FEET; THENCE NORTHEASTERLY TO A POINT 1105.81 FEET NORTH OF AND 299.52 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 SECTION (AS MEASURED NORTH IN THE EAST LINE THEREOF AND AT RIGHT ANGLES THERETO); THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION A DISTANCE OF 200 FEET; THENCE NORTHWESTERLY TO A POINT 1932.12 FEET NORTH OF AND 332 FEET WEST OF THE SOUTHEAST CORNER OF SAID 1/4 SECTION (AS MEASURED IN THE EAST LINE THEREOF AND AT RIGHT ANGLES THERETO); THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID 1/4 SECTION TO THE INTERSECTION WITH A LINE 15 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1 AFORESAID, THENCE NORTHWESTERLY TO THE NORTH LINE OF SAID LOT 1, 307 FEET WEST OF THE NORTHEAST CORNER THEREOF (AS MEASURED IN SAID NORTH LINE), AND ALSO EXCEPTING THEREFROM THAT PART OF LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD COMPANY) LYING SOUTHWESTERLY, WESTERLY, AND NORTHERLY OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1 WHICH IS 307 FEET WEST OF THE NORTHEAST CORNER THEREOF (AS MEASURED ALONG SAID NORTH LINE) AND RUNNING THENCE SOUTHEASTERLY A DISTANCE OF 21.17 FEET TO AN INTERSECTION WITH A LINE WHICH IS 332 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 AFORESAID, SAID INTERSECTION BEING 15 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF LOT 1 (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 673.30 FEET TO A POINT WHICH IS 1932.12 FEET NORTH OF AND 332 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 (AS MEASURED, RESPECTIVELY, ALONG THE EAST LINE THEREOF AND AT RIGHT ANGLES THERETO); THENCE SOUTHEASTERLY ALONG A LINE WHICH, EXTENDED, PASSES THROUGH A POINT 1305.81 FEET NORTH OF AND 299.52 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 (AS MEASURED, RESPECTIVELY, ALONG THE EAST LINE THEREOF AND AT RIGHT ANGLES THERETO) A DISTANCE OF 87.43 FEET TO A POINT ON A LINE WHICH IS 775.62 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE NORTH LINE OF LOT 1 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 282.53 FEET TO A POINT ON A LINE WHICH IS 610 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 414.00 FEET TO A POINT ON A LINE WHICH IS 1,189.62 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE NORTH LINE OF LOT 1 AFORESAID; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 80.00 FEET TO A POINT ON A LINE WHICH IS 690 FEET WEST OF (MEASURED AT RIGHT ANGLES THERETO) AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 109.84 FEET TO A POINT ON THE SOUTH LINE OF LOT 3 AFORESAID; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 276.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; IN COOK COUNTY, ILLINOIS.

PIN Nos.: 25-19-417-015; 25-19-417-016  
 Street Address: 1700 W. 119<sup>th</sup> Street, Chicago, IL 60643

# UNOFFICIAL COPY

COMMONLY KNOWN AS: Marshfield Plaza, 1700 W. 119th St., Chicago, IL

PERMAMENT INDEX NUMBERS: 25-19-417-017-0000, 25-19-417-018-0000, 25-19-417-019-0000, 25-19-417-020-0000, 25-19-417-021-0000, 25-19-417-022-0000, 25-19-417-023-0000 & 25-19-417-024-0000 (Underlying PIN'S 25-19-417-015-0000 & 25-19-417-016-0000)

Property of Cook County Clerk's Office

PIN Nos.: 25-19-417-015; 25-19-417-016  
Street Address: 1700 W. 119<sup>th</sup> Street, Chicago, IL 60643

# UNOFFICIAL COPY

## EXHIBIT B TO MEMORANDUM OF JUDGMENT IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIVISION MECHANICS LIEN SECTION

ADVANCE ELECTRICAL SUPPLY )  
CO., INC., an Illinois corporation, *et al.*, )

Plaintiff, )

v. )

PRIMESTOR 199, LLC, a Delaware )  
limited liability company, *et al.*, )

Defendants. )

No. 09 CH 13903  
Consolidated with 09 CH 21243

Calendar No. 54  
Hon. Carolyn G. Quinn

### ORDER

THIS CAUSE coming on for hearing on the 2-619 Motion of Defendant, Bulley & Andrews, LLC/Ujamaa Construction, Inc. ("Bulley & Andrews/Ujamaa") to Dismiss Count I of the Complaint of Carter's Excavating & Grading Company ("Carter") in Consolidated Case No. 09 CH 21243, due notice being given, the Court having considered the Motion and Memorandum in Support, the Affidavits of Paul Hellermann, Carter's Response, the Affidavit of Willie Carter, Bulley & Andrews/Ujamaa's Reply in Support, hearing oral argument and being duly advised;

#### IT IS HEREBY ORDERED:

A. The 2-619 Motion of Bulley & Andrews/Ujamaa to Dismiss Count I of Carter's Complaint is granted.

B. Count I of Carter's Complaint to Foreclose Mechanics Lien Claim is dismissed with prejudice.

C. Carter's initial Mechanics Lien Claim and Amended Mechanics Lien Claim are each ~~invalid~~ <sup>invalid</sup> & therefore

# UNOFFICIAL COPY

expunged.

D. There is no just reason for delaying enforcement or appeal <sup>or both</sup> of this Order.

E. This matter is set for hearing on status of the remaining Counts of Carter's Complaint on <sup>Feb</sup> ~~January~~ 4, 2010, at 9:00 a.m., in Room 1503 without further notice.

Dated: December 10, 2009

ENTERED:

Hon. Carolyn G. Quinn, Judge Presiding

John S. Mrowiec  
Erik R. Nelson  
Conway & Mrowiec  
20 South Clark Street  
Suite 1000  
Chicago, Illinois 60603  
(312) 658-1100  
Attorney No. 37317  
*Attorneys for Certain Defendants*

**ENTERED**  
JUDGE CAROLYN QUINN - 1009  
DEC 10 2009  
CAROLYN QUINN  
CLERK OF THE CIRCUIT COURT  
OF COOK COUNTY, IL  
DEPUTY CLERK

Property of Cook County Clerk's Office