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SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN



Doc#: 1016547108 Fee: \$35.25
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/14/2010 02:07 PM Pg: 1 of 7

STATE OF ILLINOIS }
 } SS
COUNTY OF DUPAGE }

IN THE OFFICE OF THE
RECORDER OF DEEDS
OF COOK COUNTY

OLYMPIC SIGNS, INC.
CLAIMANT

-VS-

LEJACK DEVELOPMENT, LLC
JBJK DEVELOPMENT, LLC
JAY M. BRADARICH
PALOS BANK AND TRUST COMPANY
DALE SERIG
MERIT PROPERTY PARTNERS, LLC
WALGREEN CO.
LANDMARK CONSTRUCTION SERVICES, INC.
UNKNOWN OWNERS
NON-RECORD CLAIMANTS
DEFENDANT

The claimant, OLYMPIC SIGNS, INC., an Illinois Corporation ("Claimant"), with an address of 1130 N. Garfield, Lombard, Illinois 60148, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate, and against Leejack Development, LLC, c/o James B. Carroll, 7800 W. 95th St., 2nd Floor East, Hickory Hills, Illinois 60457, and JBJK Development, LLC, c/o Jay M. Bradarich, 18606 S. 81st Avenue, Tinley Park, Illinois 60477, and Jay M. Bradarich, Tinley Park, Illinois 60477 {hereinafter collectively referred to as "Owner(s)"}, and Palos Bank and Trust Company, 12600 S. Harlem Avenue, Palos Heights, Illinois 60463, and Dale Serig of 16736 Julie Ann Lane, Orland Park, Illinois 60462 {hereinafter collectively referred to as "Lender(s)"} and Merit Property Partners, LLC ("Owner" as to Walgreens parcel), c/o Ian L. Erdos, 4730 N. Leamington Avenue, Chicago, Illinois 60630, and Walgreen Co., ("Tenant") Attention: Gregory D. Wasson, 200 Wilmot Rd., Deerfield, Illinois 60015, and Landmark Construction Services, Inc., ("Contractor") c/o Bradley K. Staubus, 7055 Veterans Blvd., Unit B, Burr Ridge, Illinois 60527, Unknown Owners, Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. On or about February 11, 2010, Owner(s) owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as: Wolf Crossing Plaza, located at the Southwest Corner of 159th St. and Wolf Rd., Orland Park, Illinois, and legally described as follows:

SEE EXHIBITS "A" and "B" LEGAL DESCRIPTIONS (Attached)

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2. That to the best of Claimants knowledge and belief Landmark Construction Services, Inc., ("Landmark") was Owner(s) Contractor for the improvements at the premises.

3. That "Landmark" entered into a written Contract with Olympic Signs, Inc. whereby Claimant agreed to furnish and install three (3) face panels for monument ground signs in exchange for payment in the Original Contract amount of Two Thousand, Seven-Hundred and Ninety-Seven Dollars & 98/100, (\$2,797.98).

4. That the Contract was entered into between "Landmark" and Claimant with the full knowledge and consent of Owner(s). Alternatively, the Owner(s) specifically authorized "Landmark" to enter into Contracts for, and in said improvement of the Real Estate. Alternatively the Owner(s) did knowingly permit "Landmark" to enter into Contracts, for and in said improvement of the Real Estate.

5. At the special instance and request of "Landmark" and with the full knowledge and express consent or acquiescence of Owner(s), Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$.00. Claimant completed providing the additional materials and labor at various times.

6. That on February 15, 2010, Claimant completed and delivered substantially all work and materials required to be performed under the Contract.

7. That "Landmark" is entitled to credits for payments in the amount of \$.00.

8. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by "Landmark" the balance of Two Thousand, Seven-Hundred and Ninety-Seven Dollars & 98/100, (\$2,797.98), for which with interest, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from the Owner(s) to Landmark Construction Services, Inc.

Dated: May 14, 2010

OLYMPIC SIGNS, INC.

By: Bill Pyter
Bill Pyter, Vice President

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VERIFICATION

State of Illinois }
 } SS.
 County of Dupage }

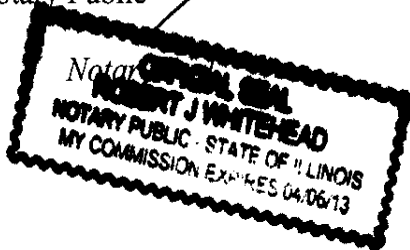
I, Bill Pyter, being first duly sworn on oath, depose and state that I am Vice President for Claimant, Olympic Signs, Inc., an Illinois corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.

Bill Pyter

Bill Pyter, Vice President

Subscribed and Sworn to
 before me this 15th day
 of May, 2010

Notary Public



My Commission Expires: 4/6/13

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

Mr. Tom Byers
 Olympic signs, Inc.
 1130 N. Garfield
 Lombard, Illinois 60148

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EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOT 13 IN BRADARICH'S RESUBDIVISION OF LOT 4 IN LEJACK'S SUBDIVISION OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART WHICH MAY FALL IN THE SOUTH 10 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 19), (EXCEPT THE WEST 352.36 FEET THEREOF), (EXCEPT THE EAST 375.00 FEET OF THE SOUTH 300.00 FEET THEREOF), (EXCEPT THAT PART FALLING IN 159TH STREET AS GRANTED AS TRACT 6, SOUTH R.O.W. LINE OF 159TH STREET PER DOCUMENT NUMBER 10909320) AND (EXCEPT LOTS 1, 2 AND 3 AND OUTLOT "A" IN WOLF CORNER BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 19)

TOGETHER WITH THAT PART OF LOT 11 IN BOBAK'S RESUBDIVISION OF LOT 3 IN LEJACK'S SUBDIVISION OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART WHICH MAY FALL IN THE SOUTH 10 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 19), (EXCEPT THE WEST 352.36 FEET THEREOF), (EXCEPT THE EAST 375.00 FEET OF THE SOUTH 300.00 FEET THEREOF), (EXCEPT THAT PART FALLING IN 159TH STREET AS GRANTED AS TRACT 6, SOUTH R.O.W. LINE OF 159TH STREET PER DOCUMENT NUMBER 10909320) AND (EXCEPT LOTS 1, 2 AND 3 AND OUTLOT "A" IN WOLF CORNER BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 19, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN THE AFORESAID LEJACK'S SUBDIVISION; THENCE WEST ON THE NORTH LINE OF LOT 4 IN THE AFORESAID LEJACK'S SUBDIVISION AS EXTENDED WEST TO A POINT OF INTERSECTION WITH A LINE BEING 29.77 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOT 4 IN THE AFORESAID LEJACK'S SUBDIVISION; THENCE SOUTH ON A LINE BEING 29.77 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOT 4 IN THE AFORESAID LEJACK'S SUBDIVISION A DISTANCE OF 137.394 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 29.37 FEET AND AN ARC DISTANCE OF 46.53 FEET TO THE SOUTHWEST CORNER OF LOT 4 IN THE AFORESAID LANDMARK'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF LOT 4 IN THE AFORESAID LANDMARK'S SUBDIVISION A DISTANCE OF 166.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 10 AND 11 IN BOBAK'S RESUBDIVISION OF LOT 3 IN LEJACK'S SUBDIVISION OF THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL

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EXHIBIT A

MERIDIAN (EXCEPT THEREFROM THAT PART WHICH MAY FALL IN THE SOUTH 10 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 19), (EXCEPT THE WEST 352.36 FEET THEREOF), (EXCEPT EAST 375.00 FEET OF THE SOUTH 300 FEET THEREOF), (EXCEPT THAT PART FALLING IN 159TH STREET AS GRANTED AS TRACT 6 SOUTH R.O.W. LINE OF 159TH STREET PER DOCUMENT NO. 10909320) AND (EXCEPT LOTS 1, 2 AND 3 AND OUTLOT "A" IN WOLF CORNER BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 19) ALL IN COOK COUNTY, ILLINOIS.

AND.

LOT 3 AND OUTLOT A IN WOLF CORNER SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1994, AS DOCUMENT NO. 94774230, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: The Southwest Corner of 159th St.
and Wolf Rd., Orland Park, Illinois

P.I.N (s): 27-19-201-012
27-19-201-013
27-19-201-020
27-19-201-022
27-19-201-023
27-19-201-024

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SWC Wolf and 159th Street
Orland Park, Illinois
Store #10774

Wolf & 159th MOL FINAL

WALGREENS PARCEL**EXHIBIT "B"**LEGAL DESCRIPTION OF LEASED PREMISES

PARCEL 1:

LOT 15 OF GCC ORLAND PARK ONE, LLC RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0700815162, BEING A RESUBDIVISION OF LOTS 1 & 2 IN LEJACK'S SUBDIVISION OF THE NORTH 30 ACRES OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 19 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THERE FROM THE PART WHICH MAY FALL IN THE SOUTH 10 ACRES OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 19), (EXCEPT THE WEST 352.36 FEET THEREOF) (EXCEPT THE EAST 375.00 FEET OF THE SOUTH 300 FEET THEREOF), (EXCEPT THAT PART FALLING IN 159TH STREET AS GRANTED AS TRACT 6, SOUTH R.O.W. LINE OF 159TH STREET PER DOC. NO 10909320) AND (EXCEPT LOTS 1, 2, AND 3 AND OUTLOT A IN WOLF'S CORNER BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE AFORESAID SECTION 19, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 96099369.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEVELOPMENT AGREEMENT RECORDED AS DOCUMENT NO. 0511203164 AND RE-RECORDED AS DOCUMENT NO. 0617946035.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT RECORDED AS DOCUMENT NO. 0511903188 AND RE-RECORDED AS DOCUMENT NO. 0617946036 AND AMENDED BY DOCUMENT NO. 0617946037.

Commonly Known as: 11349 W. 159th St., Orland Park, Illinois
PIN: 27-19-201-026

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SERVICE LIST

Lejack Development, LLC
c/o James B. Carroll
7800 W. 95th St.
2nd Floor
Hickory, Illinois 60457
CERTIFIED MAIL, RETURN RECEIPT

JBK Development, LLC
c/o Jay M. Bradarich
18606 S. 81st Avenue
Tinley Park, Illinois 60477
CERTIFIED MAIL, RETURN RECEIPT

Palos Bank and Trust Company
Attention: Ms. Regina R. Miller
12600 S. Harlem Avenue
Palos Heights, Illinois 60463
CERTIFIED MAIL, RETURN RECEIPT

Mr. Dale Serig
16736 Julie Ann Lane
Orland Park, Illinois 60462
CERTIFIED MAIL, RETURN RECEIPT

Merit Property Partners, LLC
c/o Ian L. Erdos
4730 N. Leamington Avenue
Chicago, Illinois 60630
CERTIFIED MAIL, RETURN RECEIPT

Walgreen Co.
Attention: Mr. Gregory D. Wasson
200 Wilmot Rd.
Deerfield, Illinois 60015
CERTIFIED MAIL, RETURN RECEIPT

Landmark Construction Services, Inc.
c/o Bradley K. Staubus
7055 Veterans Blvd.
Unit B
Burr Ridge, Illinois 60527
CERTIFIED MAIL RETURN RECEIPT