

# UNOFFICIAL COPY

Prepared By And After  
Recording Return To:

Laurence A. Wilbrandt, Ltd.  
65 S. Virginia Street  
Crystal Lake, IL 60014



1017331068

Doc#: 1017331068 Fee: \$32.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/22/2010 12:47 PM Pg: 1 of 4



## CLAIM FOR MECHANIC'S LIEN

STATE OF ILLINOIS )  
COUNTY OF McHENRY ) SS

PATRIOT GLASS AND GLAZING, INC., an Illinois corporation ("Claimant"), with an address at 11917 Smith Drive, Unit C, Huntley, IL 60142 hereby files this Claim for Mechanic's Lien on the "Real Estate" (as hereinafter described) and against the interest of the following persons in the Real Estate (individually and collectively, "Owner"):

Related Midwest  
350 W. Hubbard / Suite 300  
Chicago, IL 60654

and any person(s) claiming an interest in the Real Estate by, through, or under the Owner, including the following lending institution and Mechanic's Lien Claimants:

Austin Bank of Chicago  
1301 W. Taylor Street  
Chicago, IL 60607

and also against the following contractors:

ABCO Development Corporation, Inc.  
75 Gaylord Street  
Elk Grove Village, IL 60007

Claimant states as follows:

1. On or about October 1, 2009 and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) ("Real Estate") in Cook County, Illinois, legally described in Exhibit "A" attached hereto, with a common address of 1251 W. Taylor Street, Chicago, Illinois, 60607.

S yes  
P yes  
S /  
M yes  
SO yes  
E NO  
INT 2

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2. On or about October 29, 2009, Claimant entered into a written contract ("Contract") with ABCO Development Corporation, Inc. for improvement of the subject Real Estate under which Claimant agreed to design, fabricate, deliver and install plate glass mirrors and shelves for a price of \$5,475.00, plus extra charge of \$180.00, for a total contract price of \$5,655.00.
3. The Contract was entered into by ABCO Development Corporation, Inc. as agent for the Owner. Alternatively, the Contract was entered into by ABCO Development Corporation, Inc. with the knowledge and consent of Owner. Alternatively, the Owner authorized or knowingly permitted ABCO Development Corporation, Inc. to enter into the Contract with Claimant for improvement of the Real Estate.
4. The glass and metal work was delivered to the Real Estate on or about March 21, 2010, where it was subsequently erected and installed as a permanent improvement to the Real Estate.
5. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$2,655.00, determined as follows:

|                       |                    |
|-----------------------|--------------------|
| Contract Price:       | \$5,655.00         |
| Less Partial Payment: | <u>-\$3,000.00</u> |
| Balance Due:          | \$2,655.00         |

Which amount bears interest at the statutory rate of 10 percent (10%) per annum.  
§770 ILCS 60/1.

6. Claimant claims a Lien against Owner and the Real Estate (including all land and improvements thereon) and against all parties having any interest in the Real Estate, and against any money or other consideration due, owing and payable or to become due, owing and payable to ABCO Development Corporation, Inc. in the amount of \$2,655.00 plus interest at the statutory rate of 10% per annum., plus attorney fees to the extent permitted by Section 17 of the Mechanic's Lien Act, §770 ILCS 60/17.

PATRIOT GLASS AND GLAZING, INC.  
an Illinois corporation

Dated: June 10, 2010

By:

Julie Bell, President  
Julie Bell, President

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## VERIFICATION

STATE OF ILLINOIS                     )  
   )  
 COUNTY OF McHENRY                 )           SS

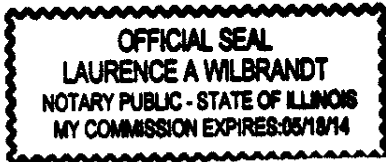
JULIE BELL, having first been duly sworn upon oath, deposes and states that she is the President of PATRIOT GLASS AND GLAZING, INC., an Illinois corporation, that she has read the foregoing Claim for Mechanic's Lien and knows the contents thereof, and solemnly affirms and certifies that the statements set forth in the foregoing Claim for Lien are true and correct, except as to matters therein stated to be on information and belief, and as to such matters the undersigned certifies that she verily believes the same to be true.

Julie Bell

SUBSCRIBED and SWORN to  
 before me on this 10th day of  
 June, 2010.

Laurence A. Wilbrandt

Notary Public



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## EXHIBIT "A"

All that portion of the following described premises lying above Elevation 4.55 and beneath Elevation 12.55 City of Chicago Datum, being a part of said Lot 66 in Roosevelt Square Subdivision Phase Two, Plat One, being a subdivision of part of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded in Cook County, Illinois:

Commencing at the Northwest corner of said Lot 66, said point also being the Southeast corner of the intersection of West Taylor Street and South Throop Street; thence South  $89^{\circ}58'27''$  East along the South right-of-way line of said West Taylor Street, a distance of 116.45 feet; thence South  $00^{\circ}01'33''$  West, a distance of 26.96 feet, to the Point of Beginning of this description; thence South  $00^{\circ}01'33''$  West, a distance of 22.91 feet; thence North  $89^{\circ}58'27''$  West, a distance of 64.18 feet; thence North  $00^{\circ}01'33''$  East, a distance of 22.91 feet; thence South  $89^{\circ}58'27''$  East, a distance of 64.18 feet to the Point of Beginning, all being situated within the City of Chicago, County of Cook, and State of Illinois.

Also,

All that portion of the following described premises lying above Elevation 14.30 and beneath Elevation 27.76 City of Chicago Datum, being part of said Lot 66, more particularly bounded and described as follows to-wit:

Commencing at the Northwest corner of said Lot 66, said point also being the Southeast corner of the intersection of West Taylor Street and South Throop Street; thence South  $89^{\circ}58'27''$  East along the South right-of-way line of said West Taylor Street, a distance of 1.57 feet; thence South  $00^{\circ}01'33''$  West, a distance of 3.37 feet to the Point of Beginning of this description; thence South  $89^{\circ}58'27''$  East, a distance of 13.75 feet; thence North  $00^{\circ}01'33''$  East, a distance of 1.56 feet; thence South  $89^{\circ}58'27''$  East, a distance of 0.94 feet; thence North  $00^{\circ}01'33''$  East, a distance of 0.49 feet; thence South  $89^{\circ}58'27''$  East, a distance of 85.32 feet; thence South  $00^{\circ}01'33''$  West, a distance of 0.49 feet; thence South  $89^{\circ}58'27''$  East, a distance of 0.94 feet; thence South  $00^{\circ}01'33''$  West, a distance of 1.56 feet; thence South  $89^{\circ}58'27''$  East, a distance of 14.42 feet; thence South  $00^{\circ}01'31''$  West, a distance of 21.97 feet; thence North  $89^{\circ}58'32''$  West, a distance of 0.49 feet; thence South  $00^{\circ}01'33''$  West, a distance of 24.53 feet; thence North  $89^{\circ}58'27''$  West, a distance of 27.91 feet; thence north  $00^{\circ}01'33''$  East, a distance of 15.43 feet; thence North  $89^{\circ}58'27''$  West, a distance of 1.32 feet; thence North  $00^{\circ}01'33''$  East, a distance of 1.94 feet; thence north  $89^{\circ}58'27''$  West, a distance of 3.54 feet; thence South  $00^{\circ}01'33''$  West a distance of 13.02 feet; thence north  $89^{\circ}58'27''$  West, a distance of 1.71 feet; thence South  $00^{\circ}01'33''$  West, a distance of 4.34 feet; thence North  $89^{\circ}58'27''$  West, a distance of 29.70 feet; thence North  $00^{\circ}01'33''$  East, a distance of 17.47 feet; thence North  $89^{\circ}58'27''$  West, a distance of 40.22 feet; thence North  $00^{\circ}01'33''$  East, a distance of 6.41 feet; thence North  $89^{\circ}58'30''$  West, a distance 9.99 feet; thence North  $00^{\circ}01'33''$  East, a distance of 0.66 feet; thence North  $89^{\circ}58'19''$  West, a distance of 0.49 feet; thence North  $00^{\circ}01'51''$  East, a distance of 21.97 feet to the Point of Beginning, all being situated within the City of Chicago, County of Cook, and State of Illinois.

PIN: 17-17-333-007-0000

Common Address: 1251 W. Taylor Street, Chicago, IL 60607