

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN



1018149071

STATE of ILLINOIS COUNTY of COOK

Doc#: 1018149071 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/30/2010 03:16 PM Pg: 1 of 3

STATE OF ILLINOIS)
COUNTY OF COOK) SS

International Floor Covering, Inc.,
Claimant

VS

1935 S. Wabash, LLC; Sedgwick Properties Development Corporation;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$35,459.00**

THE CLAIMANT, International Floor Covering, Inc., 221 Stanley Street, Elk Grove Village, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Sedgwick Properties Development Corporation, 1525 West Homer Street, Chicago, Illinois, contractor, and against 1935 S. Wabash, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, 1935 S. Wabash, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to wit:

See Property Description on Page Three

THAT, on October 31, 2008, Claimant entered into a subcontract with the said Sedgwick Properties Development Corporation to provide labor and material to install flooring for the afore-described real property of a value of and for the sum of **\$649,000.00**.

THAT, at the special instance and request of the said Sedgwick Properties Development Corporation, Claimant provided additional labor and material to install flooring for the afore-described real property of a value of and for the sum of **\$585.00**.

THAT the said Sedgwick Properties Development Corporation was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant, including the provision of additional labor and material as aforesaid, pursuant to the said Sedgwick Properties Development Corporation's contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT Claimant has received **\$40,000.00** pursuant to the said subcontract.


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THAT Claimant has issued credit against the subcontract price in the amount of **\$574,126.00** relating to labor and material required of Claimant pursuant to the said subcontract but not so provided by Claimant due to Claimant's discontinuation of work due to the said Sedgwick Properties Development Corporation's non-payment, which work Claimant discontinued pursuant to Sections 4 and 21(d) of the Illinois Mechanics Lien Act.

THAT, on February 22, 2010, Claimant, by its discontinuation of work as aforesaid, substantially completed all required of Claimant pursuant to the said subcontract.

THAT neither Sedgwick Properties Development Corporation nor any other party has made any further payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant the balance of **\$35,459.00** for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.


June A. Dalenberg, Agent of Claimant

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE AFFIANT, June A. Dalenberg, being first duly sworn, on oath deposes and says that she is an agent of Claimant, that she has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all the statements therein contained are true.


June A. Dalenberg, Agent of Claimant

Subscribed and sworn to before me this _____ day of _____, 2010.




Notary Public

Mail To:

June A. Dalenberg
International Floor Covering, Inc.
221 Stanley Street
Elk Grove Village, Illinois 60007

Prepared By:

Stephen M. Goba
Illinois Document Preparation Co.
600 South Ahrens Avenue
Lombard, Illinois 60148

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Property Description

That part of the southwest quarter of Section 22, Township 39 North, Range 14 east of the Third Principal Meridian described as follows: Commencing at the northwest corner of Lot 10 in Block 2 in William Jones Addition to Chicago in the aforesaid southwest fractional quarter of Section 22; thence south along the east line of south Wabash Avenue, as improved and occupied a distance of 248.46 feet to the southwest corner of Lot 2 in Block 2 in George Smith's Addition to Chicago, in the aforesaid southwest fractional quarter of Section 22; thence east along the south line of said Lot 2, also being the north line of East Cullerton Street, as improved and occupied, a distance of 171.24 feet to the southeast corner thereof; thence north along the east line of said Lot 2, a distance of 26.53 feet to the northeast corner thereof; thence west along the north line of said Lot 2, a distance of 2 feet to the west line of a north and south 24 feet public alley, as improved and occupied; thence north along said west line of north and south 24 feet public alley, a distance of 221.915 feet to the northeast corner of aforesaid Lot 10 in Block 2 in William Jones Addition to Chicago; thence west along the north line of said Lot 10, a distance of 169.24 feet to the point of beginning, including all of the 1935 South Wabash Condominium, in Cook County, Illinois.

Permanent Index Numbers:	17-22-306-015-0000	17-22-306-016-0000
	17-22-306-017-0000	17-22-306-018-0000
	17-22-306-037-0000	17-22-306-038-0000
	17-22-306-039-0000	17-22-306-040-0000
	17-22-306-041-0000	17-22-306-042-0000

Property Address: 1935 South Wabash Avenue, Chicago, Illinois