

UNOFFICIAL COPY

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN



Doc#: 1025318086 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/10/2010 03:42 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 April 16, 2010, 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

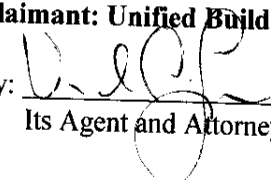
On April 16, 2010, Claimant entered into a contract with Owner to demolish and remove the existing concrete slab and to furnish and install concrete freezer floor panels and furnish and install three (3) vestibules, including double strip curtains and sliding freezer doors and to provide all labor and material required for the installation thereof. The contract price, with extras and additions, if any, is Two Hundred Ninety Seven Thousand Two Hundred Forty Six and 00/100 (\$297,246.00) Dollars.

Claimant has not completed all work required to be done by said contract, including extras and additions, if any.

After allowing for all payments, credits and set-offs, there remains due and owing to Claimant is the sum of One Hundred Sixty Three Seven Thousand One Hundred Twenty Six and 00/100 (\$163,126.00) 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

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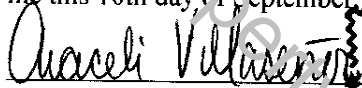
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 10th day of September, 2010



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
312-362-0000

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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PROOF OF SERVICE

Vincent A. Laverie, 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, LLC
4220 S. Kildare
Chicago, IL 60632

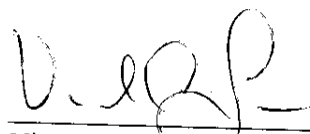
Wells Fargo Bank, NA
c/o Maribeth Roufus
Godfrey & Kahn, S.C.
720 N. Water Street
Milwaukee, WI 53202

Varilease Finance, Inc.
c/o CT Corporation System
208 S. LaSalle Street
Suite 814
Chicago, IL 60604

VFI-SPV SL VII Corp.
2121 SW Broadway
Suite 200
Portland, OR 97201

Royal Bank
9226 S. Commercial Avenue
Chicago, IL 60617

by causing the same to be deposited in the United States Mail from 53 W. Jackson Blvd., Suite 950, Chicago, Illinois, on September 10, 2010 on or before 5:00 p.m.



Vincent A. Laverie

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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 83 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.