

# UNOFFICIAL COPY

## MECHANICS LIEN CLAIM

STATE OF ILLINOIS

COUNTY OF COOK



Doc#: 1035413056 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2010 02:31 PM Pg: 1 of 4

ACCURATE PLUMBING COMPANY,  
D/B/A ACCURATE PLUMBING, HEATING  
AND SEWER COMPANY  
**CLAIMANT**

VS.

UNIVERSAL REALTY GROUP, INC.  
&  
BANKFINANCIAL F.S.B.  
&  
LAWRENCE-CUMBERLAND, L.L.C.  
**DEFENDANTS**

The claimant, Accurate Plumbing Company, D/b/a Accurate Plumbing, Heating and Sewer Company, contractor, of 6225 W. Belmont Avenue, Chicago, State of Illinois, County of Cook, hereby files a claim for lien against Universal Realty Group, Inc., owner's agent, C/o Niko Karvunidis, Registered Agent, of 505 Chicago Avenue, Evanston, State of Illinois, County of Cook, and BankFinancial F.S.B., mortgagee, of 1200 International Parkway, Suite 101, Woodridge, State of Illinois, County of DuPage, and Lawrence-Cumberland, L.L.C., owner, C/o Charles R. Gryll, Registered Agent, of 6703 N Cicero Avenue, Lincolnwood, State of Illinois, County of Cook and states that on or about September 11, 2010, the owner owned the following described land in the County of Cook, State of Illinois, to wit:

Street Address: Accelerated Physical Therapy  
8337 W. Lawrence Avenue  
Norridge, IL 60706

A/K/A: P.I.N. #'s: 12-14-200-076-0000; 12-14-200-083-0000;  
12-14-200-084-0000

A/K/A: LEGAL DESCRIPTION: (ATTACHED)

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And, Universal Realty Group, Inc. was the owner's agent for the improvement thereof. That on or about September 11, 2010, said owner's agent made a contract with the claimant to perform plumbing and sewer work required for and in said project and property, and that on or about September 21, 2010, the claimant completed there under all that was required to be done by said contract.

The following amounts are due on said contract:

Total Balance Due: \$6,816.28

Leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **SIX THOUSAND EIGHT HUNDRED SIXTEEN DOLLARS AND TWENTY-EIGHT CENTS (\$6,816.28)**, for which, with interest, the claimant claims a lien on said land and improvements.

**Accurate Plumbing Company,  
D/b/a Accurate Plumbing, Heating and  
Sewer Company**

By: Donald Sadowski  
Donald Sadowski, President

Prepared by/Mail to:

*The Law Offices of  
Richard P. Reichstein, Ltd.  
221 N. LaSalle Street, Suite 1137  
Chicago, IL 60601*

← **Recorder Return To**

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## VERIFICATION

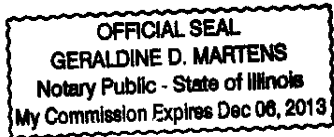
State of Illinois  
County of Cook

The affiant, Donald Sadowski, being duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Donald Sadowski  
Donald Sadowski, President

Subscribed and sworn to  
Before me, this 15<sup>th</sup> day of December,  
2010.

MY COMMISSION EXPIRES: Geraldine D. Martens  
Notary Public Signature



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Legal Description of Property:

Address: Accelerated Physical Therapy  
8337 W. Lawrence Avenue  
Norridge, IL 60706

P.I.N. #'s: 12-14-200-076-0000; 12-14-200-083-0000; 12-14-200-084-0000

THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 14, SAID POINT BEING 300.0 FEET NORTH OF THE INTERSECTION OF THE SAID WEST LINE OF THE NORTHEAST  $\frac{1}{4}$  WITH A LINE WHICH IS 31 RODS 15 LINKS NORTH OF AND PARALLEL, WITH THE SOUTH LINE OF THE SAID NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 14; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 14 TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 14, 783.50 FEET MORE OR LESS, TO THE CENTER LINE OF THATCHER ROAD; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF THATCHER ROAD TO THE POINT OF INTERSECTION WITH A LINE WHICH IS PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST  $\frac{1}{4}$  OF SECTION 14, AND WHICH RUNS THROUGH THE POINT OF BEGINNING; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING; EXCEPT FROM THE ABOVE DESCRIBED PROPERTY THE NORTH 200 FEET OF THE WEST 200 FEET THEREOF, AND EXCEPT THE WEST 50 FEET THEREOF AND EXCEPT THE NORTH 50 FEET THEREOF AND THE SOUTHERLY 76 FEET OF THE EASTERLY 221 FEET THEREOF ALL IN COOK COUNTY, ILLINOIS.