## SUBCONTRACTOR'S OFFICIAL COPYRIGHT

# NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS )
)SS:

COUNTY OF COOK )

Doc#: 1103944029 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds Date: 02/08/2011 11:43 AM Pg: 1 of 3

The claimant, PEERLESS RUG COMPANY, an Illinois corporation (hereinafter "claimant"), with its principal offices located at 3033 N. Lincoln Ave., Chicago, Illinois, hereby files notice and claim for lien against SEDGWICK PROPERTIES CONSTRUCTION CORD, an

Illinois corporation,

(hereinafter referred to as "contractor") and **1935 S. WABASH LLC, an Illinois limited liability company** (hereinafter referred to as "Owners"), of Chicago, Cook County, Illinois and states:

That on March 11, 2010, the Owners owned the following described land in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

PINS: 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; 17-22-306-039-0000; 17-22-306-040-0000; 17-22-036-041-0000; and 17-22-036-042-0000.

Address of premises:

1935 S. Wabash Street, Chicago, Illinois 60616

and **SEDGWICK PROPERTIES CONSTRUCTION CORP., an Illinois corporation**, was Owners' contractor for improvements thereof.

That on or about December 14, 2009, said contractor made a verbal agreement with claimant for claimant to furnish tile for the building located or to be constructed on

said land which agreement was then embodied into a written Subcontract Agreement dated March 11, 2010 for the sum of \$578,096.00 and on December 21, 2010 claimant completed the furnishing of all labor and materials required under said contract.

That on January 20, 2010, claimant and said Contractor agreed to various change orders in certain respects obligating claimant to provide extra tile at the premises and in other respects deleting some of the tile labor and materials required under the original contract, which had the net effect of reducing the labor and materials to be furnished by \$16,666.26 and claimant completed the furnishing of all labor and materials required by said change orders on December 21, 2010.

That said Owners are entitled to credits for payments totaling \$487,018.00 leaving due, unpaid and owing to the claimant after allowing all credits, the balance of Seventy Four Thousand Four Hundred Eleven and 74/100 Dollars (\$74,411.74), for which, with interest, the claimant claims a lien on said land and improvements.

**CLAIMANT:** 

PEERLESS RUG COMPANY, an Illinois corporation,

HAL NAGEL, vice president

STATE OF ILLINOIS COUNTY OF COOK

OCOUNTY. The affiant, **HAL NAGEL**, being first duly sworn, on oath deposes and says that he is the vice president of PEERLESS RUG COMPANY, an Ulinois corporation, the claimant; that he has read the foregoing notice and claim for liep and knows the contents thereof; and that all the statements contained are true and correct to the best of my knowledge and belief.

HAL NAGEL

SUBSCRIBED AND SWORN to before me this

OFFICIAL SEAL STEVEN B LEVIT NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/20/12

Notary Public

This instrument prepared by and mail to:

Mr. Steven B. Levit/LEVIT & LIPSHUTZ 1120 W. Belmont Avenue Chicago, Illinois 60657

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## **UNOFFICIAL COPY**

### EXHIBIT A

#### THE LAND

THAT PART OF THE SOUTHWEST ¼ 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 1/4 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 1/4 OF SECTION 22; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2, ALSO BEING THE MORTH LINE OF EAST CULLERTON STREET, AS IMPROVED AS 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 OCC'JP ED; 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, COOK COUNTY, ILLINOIS.

Commonly Known As: 1913-1935 S. Wabash Avenue, Chicago, Liviois and 54-60 East Cullerton Street, Chicago, Illinois

P.I.N. 17-22-306-015; 17-22-306-016; 17-22-306-017; 17-22-306-018, 17-22-306-037; 17-22-306-038; 17-22-306-039; 17-22-306-040; 17-22-306-041; 17-22-306-042

