

# UNOFFICIAL COPY



Doc#: 1117344021 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/22/2011 10:42 AM Pg: 1 of 4

## SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

The Claimant, **LAKE STATES ENGINEERING CORPORATION**, an Illinois corporation, ("**Claimant**"), with an address at 1300 E. Rand Road, Des Plaines, Illinois 60016, hereby files its Subcontractor's Claim for Mechanics lien on the Real Estate (hereinafter described) and against the interest of **TESTA PROPERTIES, LLC**, an Illinois limited liability company (the "**Owner**"), in the Real Estate and any other person claiming an interest in the Real Estate by, through or under the Owner.

Claimant states as follows:

1. On or about November 1, 2010, and subsequently, **TESTA PROPERTIES, LLC**, owned in fee simple title to the real estate, including all land and improvements thereon (the "**Real Estate**"), in Cook County, Illinois, commonly known as 4555 S. Racine Avenue, Chicago, IL 60609, and legally described as follows:

### SEE LEGAL DESCRIPTION ATTACHED HERETO

The permanent real estate tax number (PIN) for the Real Estate is:

20-05-400-009-0000; 20-05-400-016-0000; 20-05-400-017-0000; 20-05-400-018-0000;  
20-05-400-024-0000; 20-05-400-028-0000; 20-05-400-029-0000; 20-05-400-030-0000;  
20-05-400-031-0000; 20-05-400-032-0000

2. On or about November 1, 2010, Claimant entered into an Agreement with Testa Properties, LLC, an Illinois limited liability company, which has an office at 1501 S. Blue Island Avenue, Chicago, IL 60608 to complete certain work at the building located at 4555 S. Racine Avenue, Chicago, IL 60609 for the sum of \$128,494.00.

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3. The above Agreement was entered into by Testa Properties, LLC, an Illinois limited liability company and the work was performed by Claimant with the knowledge and consent of the Owner and the owner's agents. Alternatively, the Owner and/or the owner's agents specifically authorized Testa Properties, LLC, to enter into contracts for improvement of the Real Estate. Alternatively, the Owner and/or the owner's agents knowingly permitted Testa Properties, LLC to enter into contracts for the improvement of the Real Estate.

4. Claimant last performed work at 4555 S. Racine Avenue, Chicago, IL 60609 on February 23, 2011.

5. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by Testa Properties, LLC the balance of \$23,603.50 for which, with interest, Claimant claims a lien on the Real Estate and on the monies or other consideration with interest due, or to become due, from Owner and/or the owner's agents to Lake States Engineering Corporation under the Agreement between Owner and Lake States Engineering Corporation.

Dated: June 17, 2011.

**LAKE STATES ENGINEERING CORPORATION,**  
an Illinois corporation

By:   
Barry M. Rosenbloom  
Attorney for Lake States Engineering Corporation

This instrument prepared by  
and after recording return to:  
Barry M. Rosenbloom, Esq.  
Ottenheimer Rosenbloom LLC  
750 Lake Cook Road, Suite 140  
Buffalo Grove, IL 60089

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## AFFIDAVIT

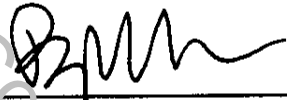
STATE OF ILLINOIS     )  
COUNTY OF LAKE        )

Barry M. Rosenbloom, being first duly sworn, on oath, deposes and says that she served this Subcontractor's Claim for Mechanics Lien by delivering a true and correct copy thereof by certified mail, with return receipt requested and delivery limited to addressee only on June <sup>17</sup><sub>20</sub>, 2011, at 5:00 p.m. to the following:


Testa Properties, LLC  
1501 S. Blue Island Avenue  
Chicago, IL 60608

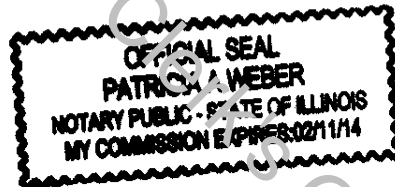
Peter Testa  
1501 S. Blue Island Avenue  
Chicago, IL 60608

John T. Doyle  
Registered Agent for Testa Properties, LLC  
10 S. LaSalle Street, Suite 3500  
Chicago, IL 60603

  
\_\_\_\_\_  
Barry M. Rosenbloom

Subscribed and sworn to before me  
this 17<sup>th</sup> day of June, 2011.

  
\_\_\_\_\_  
Notary Public



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## Legal Description:

### PARCEL 1:

A PARCEL OF LAND COMPRISED OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL COMPRISED OF A PART OF LOT 12 IN STOCK YARD SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF SAID SECTION 5, SAID PARCEL OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE EAST 1/2 OF SECTION 5, (SAID PARALLEL LINE BEING ALSO 46.84 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 12 IN STOCK YARDS SUBDIVISION) WITH THE EASTERLY LINE OF SOUTH RACINE AVENUE, (AS SAID SOUTH RACINE AVENUE WAS OPENED PURSUANT TO ORDINANCE PASSED BY THE CITY OF CHICAGO ON MARCH 26, 1968 AND AS THE PROPERTY FOR THE OPENING OF SAID SOUTH RACINE AVENUE ACQUIRED BY CASE NO. 67L14386, FILED SEPTEMBER 2, 1967) SAID POINT OF INTERSECTION BEING 76.30 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF THE INTERSECTION OF SAID PARALLEL LINE WITH SAID WEST LINE OF SOUTHEAST 1/4 OF SECTION 5, THENCE SOUTH ALONG SAID EASTERLY LINE OF SOUTH RACINE AVENUE, A DISTANCE OF 332.64 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE, THENCE SOUTHWESTERLY ALONG SAID EASTERLY LINE OF SOUTH RACINE AVENUE, A DISTANCE OF 215.7 FEET TO AN INTERSECTION WITH A LINE WHICH IS 423.08 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE EAST 1/2 OF SECTION 5, SAID PARALLEL LINE BEING ALSO THE WESTWARD EXTENSION OF THE SOUTH LINE OF LOT 11 IN SAID STOCK YARDS SUBDIVISION; THENCE EAST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 899.06 FEET TO A POINT WHICH IS 399.94 FEET WEST OF THE SOUTHEAST CORNER OF LOT 11 IN SAID STOCK YARDS SUBDIVISION, THENCE NORTHWESTERLY ALONG A CURVED LINE (SAID CURVED LINE BEING THE NORTHEASTERLY LINE OF SAID LOT 12 IN STOCK YARDS SUBDIVISION, SAID CURVED LINE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 896.68 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE EAST 1/2 OF SAID SECTION 5; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 49.46 FEET TO THE POINT OF BEGINNING.

### PARCEL 2:

PERPENDICULAR THEREOF AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 5 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON A LINE WHICH IS 1122.96 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SECTION 5, AT A POINT 976.16 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF SECTION 5, RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 187.71 FEET; THENCE WEST ALONG A LINE WHICH IS 786.45 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF SECTION 5, A DISTANCE OF 51.77 FEET TO THE EAST FACE OF A BRICK WALL OF AN EXISTING 5 STORY BRICK BUILDING; THENCE NORTH ALONG SAID EAST FACE OF BRICK WALL AND ALONG SAID EAST FACE EXTENDED, A DISTANCE OF 187.71 FEET TO ITS INTERSECTION WITH A LINE 976.16 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF THE EAST HALF OF SECTION 5; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 21.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.