

**DOCUMENT RECORDED BY
AND RETURN TO:**

Contractors Lien Services of Illinois, Inc.
6225 N. Milwaukee Ave.
Chicago, IL 60646
773-594-9090
773-594-9094 fax
Steve@contractorslienservices.com

DOCUMENT PREPARED BY:

Magic Sign, Inc.
2836 W Montrose Ave
Chicago, IL 60618
(773) 267-5744

STATE OF ILLINOIS

COUNTY OF COOK

ORIGINAL CONTRACTOR'S NOTICE AND CLAIM FOR MECHANIC'S LIEN

PURSUANT TO SECTIONS 60/1, 60/5, 60/21, AND 60/24 OF THE LIEN ACT

NOTICE TO OWNER

Do not pay the contractor for this work or material unless you have received from the subcontractor a waiver of lien or other satisfactory evidence of payment to the Claimant.

NOTICE & CLAIM FOR LIEN IN THE

AMOUNT OF \$5,900.00, plus interest pursuant to 770 ILCS 60/1 and attorney fees pursuant to 770 ILCS 60/17.

TO OWNERS OR REPUTED OWNERS VIA CERTIFIED MAIL R/R & REG. US MAIL:

East Side Plaza Mgmt LLC-Tennant
4343 South Pulaski
Chicago, IL 60632

Subway Real Estate Corp.
325 Bic Drive
Milford, CT 06460

TO DEFENDANTS OR REPUTED DEFENDANTS VIA CERTIFIED MAIL R/R & REG. US MAIL:

Tuesday, September 20, 2011

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Lien ID: 3712-5952

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Hibachi Grill & Supreme Buffet Zheng, Inc.
7610 Roosevelt Rd. Forest Park, IL 60130

Aunt Martha's Youth Services Center, Inc 19990
Governors Highway Olympia Fields, IL 60461

THE LIEN CLAIMANT, **Magic Sign, Inc.** ("Claimant"), original contractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **East Side Plaza Mgmt LLC-Tenant; Subway Real Estate Corp., owners, Hibachi Grill & Supreme Buffet Zheng, Inc.(Tenant); Aunt Martha's Youth Services Center, Inc,** mortgagee, and any other party claiming an interest in the real estate, more fully described below, through, or under the Owner, stating as follows:

1. At all times relevant hereto and continuing to the present, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: *[See the legal description attached hereto and incorporated herein as Exhibit "A "]*

PIN: **26 20 122 002 0000**

which property is commonly known as **3556 E. 118th Avenue, Chicago, IL 60617** (collectively "Project").

2. On information and belief, said Owner contracted with Claimant for certain improvements to said premises.

3. Owner's "Tenant" **Hibachi** entered into a written contract with Claimant on **7/4/2011**.

4. Claimant completed its work under its contract on **9/2/2011**, which entailed **Labor & Materials-Production of sign-Installation of Sign-Removal of Existing Sign** to said premises.

5. There is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of **(\$5,900.00)** which principal amount bears interest at the statutory rate often percent (10%) per annum, (as provided for by 770 ILCS 60/1) and costs and reasonable attorney fees (as provided for by 770 ILCS 60/17). Claimant claims a lien on the real estate and against the interest of the Owner and other parties named above, in the real estate (including all land and improvements thereon) and on the monies or other consideration due or to become due from the Owner under said contract, in the amount of **(\$5,900.00)** plus interest. To date, despite due demand for payment, Claimant remains unpaid for its work at the Project and there is no reasonable basis for the failure to pay Claimant.

6. The amount consists of the following:

A. Base Contract	\$7,000.00
B. Change Orders	\$2,400.00

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C. Adjusted Based Contract	\$9,400.00
D. Amount Paid to Date (Credit)	\$3,500.00
E. Value of Lienable Work Performed As To Date of Completion	\$5,900.00
F. Statutory 10% Interest	\$29.10
Total Principal Amount of Lien	
\$5,929.10	

Claimant states that no apportionment or allocation of this claim for lien is required by law. In the event that allocation or apportionment is held to be required, and only in that event, Claimant claims a lien on each residential, commercial, parking, and/or other proposed units by allocating a percentage of the total amount owed to Claimant on each unit and/or by parcels shown in the legal description by the method required by applicable law.

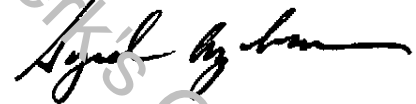
7. At all relevant times Owner was aware that Claimant was providing labor and materials for the benefit of the Project and the Property.

8. 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 and claim for lien upon the real property listed herein.

VERIFICATION

The undersigned, Syed Azhew, being first duly sworn, on oath deposes and states that he is the agent of **Magic Sign, Inc.**, that he has read the above and foregoing Original Contractor's Notice and Claim for Mechanic's Lien and that to the best of his knowledge and belief the statements therein are true and correct.

Signed by:

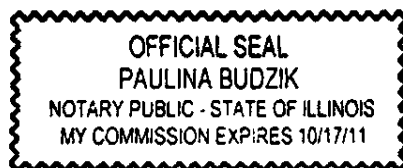


Syed Azhew

Subscribed and sworn to before me on this Twentieth Day of September of 2011.



Notary Public



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EXHIBIT A Legal Description

PARCEL 1:

BLOCKS 48, 49 AND 50 (EXCEPT THE SOUTH 7 FEET OF LOTS 24 AND 25 AND ALSO EXCEPT LOTS 35 TO 48 BOTH INCLUSIVE ALL IN BLOCK 50);

THE VACATED NORTH-SOUTH ALLEYS IN BLOCKS 48, 49 AND 50;

VACATED AVENUE "L" "M" AND "N" SOUTH OF THE SOUTH LINE OF EAST 117TH STREET, NORTH OF THE NORTH LINE OF HYDE LAKE, ALL IN WHITFORDS' SOUTH CHICAGO SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN,

AND THE PROPERTY SOUTH AND EAST OF THE ABOVE DESCRIBED TRACT LYING WEST OF THE WEST LINE OF SOUTH EWING AVENUE AND NORTH OF THE NORTH LINE OF EAST 118TH STREET

(EXCEPT THAT PART OF SAID TRACT DESCRIBED AS FOLLOWS::

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SOUTH EWING AVENUE AND THE NORTH LINE OF EAST 118TH STREET; THENCE NORTH ALONG THE WEST LINE OF SOUTH EWING AVENUE 35 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE NORTH LINE OF EAST 118TH STREET 35 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF EAST 118TH STREET 485.50 FEET EAST OF THE EAST LINE OF SOUTH AVENUE "O"; THENCE NORTH 00 DEGREES 30 MINUTES WEST, 140.0 FEET; THENCE EAST AND PARALLEL WITH SAID NORTH LINE 410.50 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES EAST 140.0 FEET TO SAID NORTH LINE; THENCE WEST ALONG THE NORTH LINE OF EAST 118TH STREET, 411.28 FEET TO POINT OF BEGINNING),

MORE PARTICULARLY DESCRIBED AS FOLLOWS::

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST 116TH STREET AND THE EAST LINE OF SOUTH AVENUE "O"; THENCE EAST ALONG THE NORTH LINE OF EAST 116TH STREET 485.50 FEET; THENCE NORTH 00 DEGREES 30 MINUTES WEST, 140.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF EAST 118TH STREET 410.50 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES EAST, 140.0 FEET TO THE NORTH LINE OF EAST 118TH STREET; THENCE EAST 312.50 FEET TO A POINT 35 FEET WEST OF THE WEST LINE OF SOUTH EWING AVENUE THENCE NORTHEASTERLY TO A POINT ON THE WEST LINE OF SOUTH EWING AVENUE 35 FEET NORTH OF THE NORTH LINE OF EAST 118TH STREET; THENCE NORTH ALONG THE WEST LINE OF SOUTH EWING AVENUE 556.15 FEET TO THE SOUTH LINE OF EAST 117TH STREET; THENCE WEST ALONG THE SOUTH LINE OF EAST 117TH STREET, 1119.41 FEET TO THE NORTHWEST CORNER OF THE VACATED ALLEY, ALSO BEING THE NORTHEAST CORNER OF LOT 48 IN BLOCK 50, AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID VACATED ALLEY, 351.24 FEET TO THE SOUTHEAST CORNER OF LOT 35 IN BLOCK 50 AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 35, 125.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 35, BEING ALSO A POINT ON THE EAST LINE OF SOUTH AVENUE "O"; THENCE SOUTH ALONG THE EAST LINE OF SOUTH AVENUE "O" TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT A Legal Description

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR A TERM OF 51 YEARS FROM THE DATE OF THE AGREEMENT, OR FOR SO LONG AS EITHER PARCEL 1 OR THE LAND DESCRIBED BELOW IS USED FOR SHOPPING CENTER OR RETAIL COMMERCIAL PURPOSES, WHICHEVER SHALL BE LONGER (EXCEPT AS TO THE LAND UNDERLYING THE "PROPOSED IMPROVEMENTS," AS DESCRIBED THEREIN, AS TO WHICH THE EASEMENTS SHALL TERMINATE UPON THE COMMENCEMENT OF CONSTRUCTION OF SAID IMPROVEMENT) FOR THE PURPOSE OF PARKING VEHICLES AND THE PASSAGE OF PEOPLE AND MOTOR VEHICLES (AND THE LOADING AND UNLOADING OF TRUCKS FOR THE PURPOSE OF CONSTRUCTION OF IMPROVEMENTS ON THE REAL ESTATE, AS DEFINED THEREIN; MAINTENANCE, REPAIR AND REPLACEMENT THEREOF, AND SERVICING THE OCCUPANTS, AS DEFINED THEREIN; AND THEIR BUSINESSES CONDUCTED FROM SAID REAL ESTATE), AND FOR ACCESS TO ADJOINING PUBLIC STREETS, AS CREATED BY RECIPROCAL EASEMENT, OPERATING AND MAINTENANCE AGREEMENT, DATED OCTOBER 31, 1982 AND RECORDED NOVEMBER 9, 1982 AS DOCUMENT 26406246 BY AND BETWEEN LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 23, 1982 AND KNOWN AS TRUST NUMBER 105400, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 4, 1979 AND KNOWN AS TRUST NUMBER 47874 ON (A) THAT PART OF THE LAND DESCRIBED BELOW SHOWN ON EXHIBIT "B" ATTACHED TO SAID DOCUMENT NO. 26406246 AS PARKING AREAS; AND (B) THOSE PORTIONS OF THE LAND DESCRIBED BELOW UNDERLYING BUILDINGS "A" AND "B" AS SHOWN ON SAID EXHIBIT "B":

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF EAST 118TH STREET AND 485.50 FEET EAST OF THE EAST LINE OF SOUTH AVENUE "O" OF THE HEREIN DESCRIBED TRACT, THENCE NORTH 00 DEGREES 30 MINUTES WEST, 140.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF EAST 118TH STREET, 410.50 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES EAST 140.0 FEET TO THE NORTH LINE OF EAST 118TH STREET; THENCE WEST ON THE NORTH LINE OF EAST 118TH STREET, 411.28 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS

ADDRESS: 3454-3620 East 118th Street, Chicago IL 60617

PIN: 26-20-122-002-0000