

# UNOFFICIAL COPY



## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 1129249079 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2011 02:52 PM Pg: 1 of 6

STATE of ILLINOIS COUNTY of COOK

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS



International Floor Covering, Inc.,  
Claimant

Doc#: Fee: \$6.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 10/19/2011 02:53 PM Pg: 0

VS

Testa Properties, LLC; Summit Design + Build LLC;  
and all other(s) owning or claiming an interest in the hereinafter-described real property,  
Defendants

### NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$10,750.00**

THE CLAIMANT, International Floor Covering, Inc., 221 Stanley Street, Elk Grove Village, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Summit Design + Build LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 1032 West Fulton Market, Suite 300, Chicago, Illinois, and against Testa Properties, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Testa Properties, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to wit:

See Property Description on Pages Three through Six

THAT, on November 23, 2010, Claimant entered into a subcontract with the said Summit Design + Build LLC to provide labor and material to install flooring for the afore-described real property of a value of and for the sum of **\$73,000.00**.

THAT, at the special instance and request of the said Summit Design + Build LLC, and further pursuant to the said subcontract, Claimant provided additional labor and material to install flooring for the afore-described real property of a value of and for the sum of **\$13,115.00**.

THAT, on May 24, 2011, Claimant substantially completed all required of Claimant by the said subcontract, including the provision of additional labor and material as aforesaid.

THAT Claimant has received **\$75,365.00** pursuant to the said subcontract.

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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

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THAT the said Summit Design + Build LLC was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant, including the provision of additional labor and material as aforesaid, pursuant to Summit Design + Build LLC's contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither Summit Design + Build LLC nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$10,750.00** for which, with interest at the statutory rate of 12% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies. Claimant claims a lien on the afore-described real property and improvements and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s) or authorized party(ies), under the original contract.

*June A. Dalenberg*  
June A. Dalenberg, Agent of Claimant

STATE OF ILLINOIS )  
  SS  
COUNTY OF COOK )

THE AFFIANT, June A. Dalenberg, being first duly sworn, on oath deposes and says that she is an agent of Claimant, that she has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all the statements therein contained are true.

*June A. Dalenberg*  
June A. Dalenberg, Agent of Claimant

Subscribed and sworn to before me this 19th day of October, 2011.



*Christopher J. Dalenberg*  
Notary Public

Mail To:

June A. Dalenberg  
International Floor Covering, Inc.  
221 Stanley Street  
Elk Grove Village, Illinois 60007

Prepared By:

Stephen M. Goba  
Illinois Document Preparation Co.  
600 South Ahrens Avenue  
Lombard, Illinois 60148

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Property Description

THE BELOW-DESCRIBED FOUR PARCELS CONSTITUTE A SINGLE TRACT.

## PARCEL 1:

A PARCEL OF LAND COMPRISED OF A PART OF LOT 12 IN STOCKYARD SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 WITH THE EASTERLY LINE OF THE FORMER CONSOLIDATED RAIL CORPORATION RIGHT-OF-WAY, SAID POINT OF INTERSECTION BEING 153.51 FEET AS MEASURED ALONG SAID PARALLEL LINE, EAST OF INTERSECTION OF SAID PARALLEL LINE WITH THE EASTERLY LINE OF S. RACINE AVENUE, AS SAID S. RACINE AVENUE WAS OPENED PURSUANT TO THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 16, 1968; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE HAVING AN ASSUMED BEARING OF NORTH 24 DEGREES, 01 MINUTES, 45 SECONDS WEST, A DISTANCE OF 15.32 FEET TO A POINT OF CURVE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 575.98 FEET, AN ARC DISTANCE OF 168.34 FEET TO A POINT OF REVERSE CURVE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,222.00 FEET AN ARC DISTANCE OF 118.15 FEET TO ANOTHER POINT OF REVERSE CURVE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 510.07 FEET, AN ARC DISTANCE OF 112.39 FEET; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A STRAIGHT LINE HAVING A BEARING OF NORTH 00 DEGREES, 11 MINUTES, 15 SECONDS WEST A DISTANCE OF 1150.06 FEET TO AN INTERSECTION WITH A LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, SAID POINT OF INTERSECTION BEING 46.80 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF THE INTERSECTION OF SAID PARALLEL LINE WITH SAID EAST LINE OF S. RACINE AVENUE; THENCE SOUTH 89 DEGREES, 53 MINUTES, 45 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2.65 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LOT 11 IN SAID STOCKYARD SUBDIVISION; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 11, SAID WESTERLY LINE BEING HERE A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE 896.68 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SAID POINT OF INTERSECTION BEING 399.96 FEET, AS MEASURED ALONG SAID PARALLEL LINE, WEST OF THE SOUTHEAST CORNER OF SAID LOT 11, THENCE NORTH 89 DEGREES, 53 MINUTES, 45 SECONDS WEST ALONG SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER, SAID PARALLEL LINE BEING ALSO THE WESTWARD EXTENSION OF THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 125.76 FEET; THENCE NORTH 73 DEGREES, 08 MINUTES, 27 SECONDS WEST A DISTANCE OF 136.24 FEET TO A POINT OF CURVE; THENCE WESTWARDLY AND SOUTHWESTWARDLY ALONG A CURVED LINE CONVEX NORTHERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 36.53 FEET; THENCE SOUTH 64 DEGREES, 59 MINUTES, 35 SECONDS WEST, A DISTANCE OF 86.42 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES, 53 MINUTES, 45 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 145.47 FEET TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBER: 20-05-400-009-0000

PROPERTY ADDRESS: 1189 WEST 47<sup>TH</sup> STREET, CHICAGO, ILLINOIS

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Property Description Continued

## PARCEL 2:

A PARCEL OF LAND COMPRISED OF A PART OF LOT 12 IN STOCKYARD SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL 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 SOUTHEAST QUARTER OF SECTION 5, WITH THE EAST LINE OF S. RACINE AVENUE, AS SAID S. RACINE AVENUE WAS OPENED PURSUANT TO THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 26, 1968; THENCE, SOUTH ALONG SAID EAST LINE, SAID EAST LINE HAVING AN ASSUMED BEARING OF SOUTH 00 DEGREES 06 MINUTES 21SECONDS EAST, A DISTANCE OF 332.64 FEET TO AN ANGLE POINT IN SAID EAST LINE OF S. RACINE AVENUE; THENCE, SOUTH 05 DEGREES 41 MINUTES 47SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 41.51 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE FORMER CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE, SOUTH 19 DEGREES 51 MINUTES 44SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 157.71 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE, CONTINUING ALONG SAID WESTERLY LINE, SAID WESTERLY LINE BEING HERE A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 639.38 FEET, AN ARC DISTANCE OF 33.28 FEET TO AN INTERSECTION WITH A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE, SOUTH 89 DEGREES 53 MINUTES 45SECONDS EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 69.94 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE, NORTH 24 DEGREES 01 MINUTES 45SECONDS WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 15.32 FEET TO A POINT OF CURVE IN SAID EASTERLY LINE; THENCE, CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 575.98 FEET, AN ARC DISTANCE OF 168.34 FEET TO A POINT OF REVERSE CURVE IN SAID EASTERLY LINE; THENCE, CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,222.00 FEET, AN ARC DISTANCE OF 118.15 FEET TO ANOTHER POINT OF REVERSE CURVE; THENCE, CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 510.07 FEET, AN ARC DISTANCE OF 112.39 FEET; THENCE, CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A STRAIGHT LINE HAVING A BEARING OF NORTH 00 DEGREES 11 MINUTES 15SECONDS WEST, A DISTANCE OF 150.06 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE, NORTH 89 DEGREES 53 MINUTES 45SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 46.80 FEET TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBER: 20-05-400-015-0000

PROPERTY ADDRESS: 1100 WEST 47<sup>TH</sup> STREET, CHICAGO, ILLINOIS

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## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

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### Property Description Continued

#### PARCEL 3:

A PARCEL OF LAND COMPRISED OF A PART OF LOT 12 IN STOCKYARD SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 WITH THE EASTERLY LINE OF S. RACINE AVENUE, AS SAID S. RACINE AVENUE WAS OPENED PURSUANT TO THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 16, 1968; THENCE NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE HAVING AN ASSUMED BEARING OF NORTH 05 DEGREES 41 MINUTES 47 SECONDS EAST, A DISTANCE OF 180.06 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE FORMER CONSOLIDATED RAIL CORPORATION RIGHT OF WAY; THENCE SOUTH 19 DEGREES 51 MINUTES 44 SECONDS EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 157.71 FEET TO A POINT OF CURVE IN SAID WESTERLY LINE; THENCE CONTINUING ALONG SAID WESTERLY LINE, SAID WESTERLY LINE BEING HERE A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 639.38 FEET, AN ARC DISTANCE OF 33.28 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 45 SECONDS WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 83.57 FEET TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBER: 20-05-400-016-0000

PROPERTY ADDRESS: 4631 SOUTH RACINE AVENUE, CHICAGO, ILLINOIS

Cook County Clerk's Office

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## PARCEL 4:

A PARCEL OF LAND COMPRISED OF A PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 1023 FEET NORTH OF THE SOUTH LINE AND 123 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 5 AND RUNNING THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 999.96 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 600 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 399.96 FEET; THENCE NORTHWESTERLY ON A CURVED LINE HAVING A RADIUS OF 600 FEET AND CONVEX TO THE SOUTHWEST TO THE POINT OF BEGINNING; EXCEPT THE NORTH 46.84 FEET MEASURED 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 788.45 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 51.49 FEET TO THE POINT OF BEGINNING, INCLUDING ALL RIGHTS AND EASEMENTS APPURTENANT TO OWNERSHIP OF THE AFORE-DESCRIBED REAL PROPERTY; ALSO A PARCEL OF LAND IN LOT 12 IN STOCK YARDS SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 956.46 FEET NORTH FROM THE SOUTH LINE AND 37.14 FEET EAST FROM THE WEST LINE OF SAID EAST HALF OF SECTION 5 AND RUNNING THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 33.30 FEET TO A POINT WHICH IS 989.69 FEET NORTH FROM THE SOUTH LINE AND 39.45 FEET EAST FROM THE WEST LINE OF SAID EAST HALF OF SECTION 5; THENCE EASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 84.32 FEET TO A POINT 995.22 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF SECTION 5 AND ON THE LINE BETWEEN LOTS 11 AND 12 IN SAID STOCK YARDS SUBDIVISION (SAID LINE BETWEEN LOTS 11 AND 12 BEING ALSO THE EASTERLY LINE OF THE LANDS OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY); THENCE SOUTHWARDLY ALONG THE LINE BETWEEN LOTS 11 AND 12, SAID LINE BEING THE ARC OF A CIRCLE, CONVEX TO THE WEST AND HAVING A RADIUS OF 600 FEET, A DISTANCE OF 33.00 FEET TO A POINT 962.41 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF SECTION 5 AND THENCE WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 20-05-400-017-0000      20-05-400-018-0000

PROPERTY ADDRESS: 4545 - 4551 SOUTH RACINE AVENUE, CHICAGO, ILLINOIS