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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

Doc#: 1130416040 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/31/2011 04:05 PM Pg: 1 of 6

IN THE OFFICE OF THE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

BRASCO, INC., an Illinois)
Corporation,)
)
Claimant,)
)
v.)

COOK FINANCIAL, LLC, an Illinois)
limited liability company, CF III 1001)
MORSE, LLC, f/k/a CF ELK GROVE,)
LLC, a Delaware limited liability)
company, NORTHBROOK BANK AND)
TRUST, an Illinois state banking)
association, and UNKNOWN OWNERS)
and NON-RECORD CLAIMANTS.)

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

The Claimant, Brasco, Inc., an Illinois corporation, located at 1092 Bluff City Boulevard, Elgin, Illinois, 60120 hereby files a claim for lien against CF III 1001 Morse, LLC, f/k/a CF Elk Grove, LLC, a Delaware limited liability company, located at 5600 N River Road, Suite 150, Rosemont, Illinois 60018 ("Owner") states:

That on or about April 6, 2011, Owner owned the following described property located at 1001 Morse Avenue, Elk Grove Village, County of Cook, State of Illinois, and legally described to wit:

See Exhibit A attached hereto

and hereinafter referred to as ("the Property").

Owner is the current record owner of the Property pursuant to a Deed dated July 20, 2007, and recorded with the Cook County Recorder of Deeds on July 20, 2007, under document number 0720133185.

On April 6, 2011, Claimant entered into a written agreement with Cook Financial, LLC, an Illinois limited liability company located at 5600 N River Road, Suite 150, Rosemont, Illinois 60018 ("Agent"), the Property Manager for the Owner, whereby

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Claimant was obligated to: (i) remove a total of 19,350 square feet of old asphalt and dispose of such asphalt offsite; (ii) re-compact a stone base and conduct a "proof roll" of such base; (iii) install 2 1/2" of compacted binder and 1 1/2" of compacted surface course asphalt; and, (iv) lay out and stripe all pavement markings as existed, at the Property.

In return for rendering this construction work under the written construction contract Owner was obligated to pay Claimant the total sum of Fifty-One Thousand Eight Hundred Eighty and No/100 Dollars (\$51,880.00).

That at the special insistence and request of Agent, Claimant furnished extra and additional labor and materials to the Property consisting of: (i) removing stone and excavating to a depth of 16"; (ii) hauling away 10 semi-trailer trucks full of soil; (iii) installing 3" of stone capped with a CA-6 stone, in the sum of Seven Thousand Four Hundred Three Dollars and No/100 (\$7,403.00) and completed all work, including extras, on July 12, 2011 at the Property.

That at the special insistence and request of the Agent, Claimant procured a necessary City of Elk Grove Village, Illinois, permit to conduct the above referenced work, which permit cost the sum of One Thousand Two Hundred Fifty Six and No/100 Dollars (\$1,256.00).

Claimant furnished labor and materials and necessary permits under the contract to the value of Sixty Thousand Five Hundred Thirty-Nine Dollars and No/100 (\$60,539.00).

The Owner breached the contract by failing to pay the Claimant money justly due Claimant under the contract with Owner when the same should have been paid.

There is due unpaid and owing to the Claimant after all just due credits, allowances and set-offs the balance of Sixty Thousand Five Hundred Thirty-Nine Dollars and No/100 (\$60,539.00) for which with statutory interest and attorneys fees, the Claimant claims a lien on the Property and improvements.

BRASCO, INC.

By 
Nels Hanson, President

Prepared By and Return to:
Charles R. Curtis
Smith Amundsen, LLC
3815 E Main Street, Suite A-1
St. Charles, IL 60174

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 53 IN CENTEX INDUSTRIAL PARK UNIT 28, BEING A SUBDIVISION OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1965 AS DOCUMENT 19580058.

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE WITH THE WEST LINE OF SAID NORTHEAST QUARTER (SAID POINT BEING 54.13 FEET DUE SOUTH OF A BRONZE MONUMENT MARKING THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE CENTER LINE OF SAID FRANKLIN AVENUE) AND RUNNING THENCE SOUTH 67 DEGREES 28 MINUTES 07 SECONDS EAST ALONG THE SAID SOUTHWESTERLY LINE OF FRANKLIN AVENUE (SAID SOUTHWESTERLY LINE FORMING A SOUTHEAST ANGLE OF 67 DEGREES 28 MINUTES 07 SECONDS WITH SAID WEST LINE OF NORTHEAST QUARTER AND BEING 50 FEET SOUTHWESTERLY FROM, AT RIGHT ANGLE MEASUREMENT, AND PARALLEL WITH SAID CENTER LINE), 1546.60 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 14,493.46 FEET, FOR A DISTANCE OF 432.14 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH A LINE 1825.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 SAID POINT BEING THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19 AFORESAID, 739.36 FEET TO THE NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE OF THE RAILROAD RIGHT OF WAY 489.93 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID RAILROAD RIGHT OF WAY, BEING A CURVED LINE CONVEX NORTHERLY, HAVING A RADIUS OF 491.84 FEET, FOR A DISTANCE OF 15.24 FEET TO A POINT; THENCE NORTH 80 DEGREES 46 MINUTES WEST 46.25 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 301.85 FEET, FOR A DISTANCE OF 333.60 FEET TO A POINT, THENCE NORTHERLY ALONG

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ANOTHER CURVED LINE, CONVEX WESTERLY, HAVING A RADIUS OF 287.94 FEET, FOR A DISTANCE OF 74.27 FEET TO A POINT OF TANGENCY WITH A LINE 2035.49 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, AFORESAID; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 354.58 FEET TO THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE, AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE FOR AN ARC DISTANCE OF 231.53 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE WITH THE WEST LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 54.13 FEET DUE SOUTH OF THE BRONZE MONUMENT AT THE CENTER LINE OF FRANKLIN AVENUE AND RUNNING THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF FRANKLIN AVENUE, SAID LINE BEING 50 FEET SOUTHWESTERLY OF THE CENTER LINE OF SAID AVENUE (AT RIGHT ANGLE MEASUREMENT), SAID LINE ALSO FORMS A SOUTHEAST ANGLE OF 67 DEGREES 28 MINUTES 07 SECONDS WITH SAID WEST LINE OF NORTHEAST 1/4, FOR A DISTANCE OF 1546.60 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE, SAID LINE BEING A CURVED LINE TANGENT TO LAST DESCRIBED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 14,493.46 FEET, FOR A DISTANCE OF 366.39 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS 1765.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) THE WEST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH IN A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 FOR A DISTANCE OF 526.86 FEET TO A POINT (BEING THE SOUTHWEST CORNER OF SANDRA AVENUE); THENCE EAST, PERPENDICULAR TO SAID PARALLEL LINE, ALONG THE SOUTH LINE OF SANDRA AVENUE 30 FEET TO ITS INTERSECTION WITH A LINE 1795.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4, AFORESAID, AND THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE SOUTH ALONG SAID PARALLEL LINE 239.30 FEET TO A POINT IN THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, AND PACIFIC RAILROAD COMPANY AS SAID RIGHT OF WAY IS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 56325 ON PAGES 243 TO 248 AS DOCUMENT NUMBER 17253047 ON THE 7TH OF JULY, 1958; THENCE EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY LINE 30 FEET TO ITS INTERSECTION WITH A LINE 1825.16 FEET EAST OF (AT RIGHT

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ANGLE MEASUREMENT) THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE 239.29 FEET TO THE AFORESAID SOUTH LINE OF SANDRA AVENUE; THENCE WEST ALONG SAID SOUTH LINE 30 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 1 IN LATORIA BROTHERS CONSTRUCTION COMPANY SUBDIVISION UNIT #3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 3 FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSE OVER THE NORTHERLY 8 FEET OF LOT 7 IN AFORESAID SUBDIVISION, AS SHOWN ON PLAT OF SUBDIVISION RECORDED JULY 3, 1979 AS DOCUMENT 25033380.

PARCEL 6:

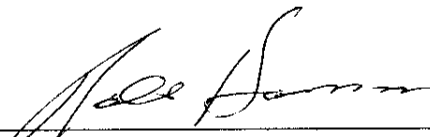
NON-EXCLUSIVE, PERPETUAL AND RECIPROCAL EASEMENT IN FAVOR OF PARCEL 2 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED JANUARY 2, 2008 AS DOCUMENT 0800201240 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND FOR ACCESS TO ALL PUBLIC UTILITIES OVER AND UPON AN AREA OF A PARCEL OF LAND LYING W AND ADJOINING SAID PARCEL 2 AND DEPICTED ON EXHIBIT 'C' ATTACHED THERETO.

PERMANENT REAL ESTATE INDEX NUMBER: 08-34-308-002

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STATE OF ILLINOIS)
)
 COUNTY OF KANE) SS

The affiant, NELS HANSON being first duly sworn on oath, deposes and says he is the President of Brasco, Inc., the Claimant, that he has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true and correct

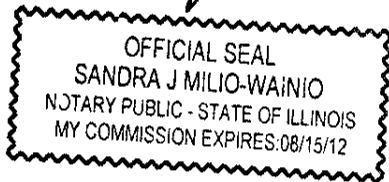


 NELS HANSON

SUBSCRIBED and SWORN
 Before me on this 35 day of
 October, 2011.



 NOTARY PUBLIC



Property of Cook County Clerk's Office