

# UNOFFICIAL COPY

This instrument was prepared by and after recording should be returned to:



Stephen F. Dew  
Pellicano Co., Inc.  
415 Pine Avenue  
Albany, Georgia 31701

Doc#: 1134218054 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2011 03:40 PM Pg: 1 of 4

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

STATE OF GEORGIA )  
 ) SS.  
COUNTY OF DOUGHERTY )

**Pellicano Co., Inc.**, a Georgia corporation authorized to do business in Illinois ("Pellicano"), the lien claimant, whose principal address is 415 Pine Avenue, Albany, Georgia 31701, hereby files this notice and claim for mechanic's lien against the hereinafter described real property and the improvements located thereon and against the interest in said real property and improvements of **CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO THE CHICAGO LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED MARCH 1, 1987 AND KNOWN AS TRUST NUMBER 101496-07** and the beneficiary or beneficiaries of said trust (collectively the "Owner") and any other persons having or claiming an interest in the real property hereinafter described. Pellicano further states:

That on and after **February 22, 2011**, Owner owned fee simple title to the following described real property in the County of Cook, State of Illinois, to wit: **SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION;**

Property Identification Number (PIN): 19-27-100-065-0000  
19-27-100-066-0000  
19-27-304-017-0000  
19-27-304-019-0000  
19-27-304-022-0000  
19-27-304-023-0000  
19-27-304-025-0000  
19-27-304-026-0000  
19-27-304-027-0000  
19-27-304-035-0000  
19-27-304-036-0000

Address of Real Property: 7601 S. Cicero Avenue, Chicago, Illinois (the "Real Estate");

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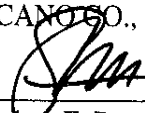
That on February 22, 2011, EGI Properties, LLC, a Delaware limited liability company acting as authorized agent for Owner, entered into a general contract with Pellicano by which Pellicano promised to furnish necessary labor, material, services, and equipment for the construction of certain repairs, alterations, and/or improvements to the Premises, including but not limited to demolition of the former Montgomery Ward store, for the original contract price of \$2,955,937 (the "Contract"). Upon information and belief, the Contract was entered and the work thereunder was performed with the knowledge, authorization, consent, and or permission of the Owner, the Owner's agent, the Owner's tenant, or a person otherwise authorized by the Owner;

That Pellicano last performed substantial work on the property on August 8, 2011; and

That, as of the date hereof, there is due, unpaid, and owing to Pellicano, after allowing all credits, the principal sum of \$276,731.14, which principal amount bears interest at the statutory rate of 10 percent per annum. Pellicano claims a lien on the Real Estate, including all land and improvements thereon, in the amount of \$276,731.14 plus interest.


Dated this 7<sup>th</sup> day of December, 2011.

PELLICANO CO., INC.


By:   
Stephen F. Dew  
Executive Vice President

STATE OF GEORGIA            )  
  )        SS.  
COUNTY OF DOUGHERTY    )

Stephen F. Dew, being first duly sworn on oath, deposes and states that he is the agent of the lien claimant Pellicano Co., Inc., that he is authorized to execute the foregoing Claim for Lien, that he has read the foregoing Claim for Lien and knows the contents thereof, and that all the statements contained in the foregoing Claim of Lien are true.

  
Stephen F. Dew

Subscribed and sworn to before me,  
this 7<sup>th</sup> day of December, 2011.

  
Notary Public

My commission expires:  
March 22, 2013

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## EXHIBIT A LEGAL DESCRIPTION

A TRACT OF LAND COMPRISED OF PART OF LOT 1 AND 2 IN "FORD CITY SUBDIVISION" OF PARTS OF THE NORTH 3/4 OF SECTION 27 AND THE SOUTH WEST 1/4 OF SECTION 22, BOTH IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1986 AS DOCUMENT NUMBER 86166800, IN COOK COUNTY, ILLINOIS, SAID TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 2 IN "FORD CITY SUBDIVISION" WHICH IS 2506.00 FEET, MEASURED PERPENDICULARLY, EAST FROM THE WEST LINE OF SECTION 27, AND 1091.20 FEET, MEASURED PERPENDICULARLY, NORTH FROM A STRAIGHT LINE (HEREINAFTER REFERRED TO AS LINE "A") WHICH EXTENDS FROM A POINT ON SAID WEST LINE OF SECTION 27 WHICH IS 644.66 FEET SOUTH FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION, TO A POINT ON THE EAST LINE OF SAID SECTION 27 WHICH IS 619.17 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SOUTH 1/2; THENCE WEST ALONG A LINE 1091.20 FEET NORTH FROM AND PARALLEL WITH SAID LINE "A", A DISTANCE OF 324.00 FEET; THENCE NORTH ALONG A LINE WHICH IS 2182.00 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27), A DISTANCE OF 196.07 FEET TO A POINT ON THE SOUTH LINE OF LOT 1 AFORESAID; THENCE WEST ALONG SAID SOUTH LINE (BEING A LINE 1287.27 FEET NORTH FROM AND PARALLEL WITH LINE "A"), A DISTANCE OF 966.00 FEET; THENCE NORTH ALONG A LINE WHICH IS 1216.00 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 60.73 FEET; THENCE WEST ALONG A LINE WHICH IS 1348.00 FEET NORTH FROM AND PARALLEL WITH LINE "A", A DISTANCE OF 115.60 FEET; THENCE SOUTH ALONG A LINE WHICH IS 1100.40 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 60.73 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LOT 1; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 417.95 FEET; THENCE NORTH ALONG A LINE WHICH IS 682.45 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 30.73 FEET; THENCE WEST ALONG A LINE WHICH IS 1318.00 FEET NORTH FROM AND PARALLEL WITH LINE "A", A DISTANCE OF 39.55 FEET; THENCE SOUTH ALONG A LINE WHICH IS 642.90 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 30.73 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, AFORESAID; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 152.35 FEET TO AN INTERSECTION WITH THE NORTHWARD EXTENSION OF THE WEST FACE OF AN EXISTING BUILDING, THENCE SOUTH ALONG SAID NORTHWARD EXTENSION AND ALONG SAID WEST FACE (BEING A LINE 490.55 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27), A DISTANCE OF 17.31 FEET TO AN INTERSECTION WITH THE NORTH FACE OF AN EXISTING BUILDING; THENCE WEST ALONG SAID NORTH FACE (BEING A LINE 1269.96 FEET NORTH FROM AND PARALLEL WITH LINE "A"), A DISTANCE OF 70.36 FEET TO AN INTERSECTION WITH THE EAST FACE OF AN EXISTING BUILDING; THENCE NORTH ALONG SAID EAST FACE AND ALONG THE NORTHWARD EXTENSION OF SAID EAST FACE (BEING A LINE 420.19 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27, A DISTANCE OF 17.31 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LOT 1; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 169.89 FEET TO AN INTERSECTION WITH THE SOUTHWARD EXTENSION OF THE EAST LINE OF LOT 4 IN "FORD CITY SUBDIVISION" AFORESAID; THENCE NORTH ALONG SAID SOUTHWARD EXTENSION, A DISTANCE OF 4.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 IN "FORD CITY SUBDIVISION" AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID

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LOT 4, A DISTANCE OF 165.30 FEET TO A POINT OF CURVE IN SAID SOUTHERLY LINE; THENCE NORTHWESTWARDLY ALONG SAID SOUTHERLY LINE, SAID SOUTHERLY LINE BEING HERE AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 4, BEING ALSO THE EAST LINE OF SAID CICERO AVENUE (SAID EAST LINE OF SAID CICERO AVENUE BEING A LINE 60.00 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF SECTION 27); THENCE SOUTH ALONG SAID EAST LINE OF SOUTH CICERO AVENUE (SAID EAST LINE BEING ALSO THE WEST LINE OF SAID LOT 2 IN "FORD CITY SUBDIVISION"), A DISTANCE OF 1810.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING A POINT WHICH IS 198.82 FEET, AS MEASURED ALONG THE SOUTHWARD EXTENSION OF SAID EAST LINE OF SOUTH CICERO AVENUE, NORTH OF THE INTERSECTION OF SAID SOUTHWARD EXTENSION WITH THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTHEASTWARDLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 (SAID SOUTHERLY LINE BEING HERE THE NORTHERLY LINE OF WEST 77TH STREET DEDICATED BY DOCUMENT NUMBER 13112543), A DISTANCE OF 760.75 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTHWARDLY ALONG A STRAIGHT LINE, SAID LINE BEING PERPENDICULAR TO SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, A DISTANCE OF 77.00 FEET TO AN INTERSECTION WITH A LINE WHICH IS 33.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, SAID POINT OF INTERSECTION BEING 765.00 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF THE INTERSECTION OF SAID PARALLEL LINE WITH A LINE WHICH IS 50.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SECTION 27; THENCE EASTWARDLY ALONG SAID LINE WHICH IS 33.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27 (SAID LINE BEING HERE ALSO THE SOUTH LINE OF SAID LOT 2), A DISTANCE OF 512.33 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE SOUTHWARDLY ALONG SAID EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 27, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4, SAID SOUTHEAST CORNER BEING ALSO AN ANGLE POINT IN SAID SOUTHERLY LINE OF LOT 2; THENCE EASTWARDLY ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4, BEING ALSO THE SOUTHERLY LINE OF LOT 2, A DISTANCE OF 1178.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, SAID SOUTHEAST CORNER OF LOT 2 BEING 700.55 FEET, MEASURED PERPENDICULARLY, SOUTH OF SAID LINE "A"; THENCE NORTH ALONG SAID EAST LINE OF LOT 2 (SAID EAST LINE BEING A LINE WHICH IS 2506.00 FEET, MEASURED PERPENDICULARLY, EAST FROM SAID WEST LINE OF SECTION 27, A DISTANCE OF 1791.75 FEET TO THE POINT OF BEGINNING.