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SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN



Doc#: 1136447008 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/30/2011 01:31 PM Pg: 1 of 5

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

IN THE OFFICE OF THE
RECORDER OF DEEDS
OF COOK COUNTY

JNS POWER & CONTROL SYSTEMS, INC.
CLAIMANT

-VS-

ELLIOT W. FRANK LLC
SWEDISH COVENANT HOSPITAL
O'FLAHERTY BUILDERS, INC.
UNKNOWN OWNERS
NON-RECORD CLAIMANTS
DEFENDANT

The claimant, JNS POWER & CONTROL SYSTEMS, INC., an Illinois Corporation ("Claimant"), hereinafter referred to as ("JNS Power"), with an address of 3339 N. Ridge Avenue, Arlington Heights, Illinois 60004, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate, and against Elliot W. Frank LLC ("Owner") c/o Grant D. Erickson, 1625 Shermer Rd., Northbrook, Illinois 60062, and Swedish Covenant Hospital ("Tenant") c/o Mark Newton, 5145 N. California, Chicago, Illinois 60625, and O'Flaherty Builders, Inc., ("General Contractor") of 1136 W. Diversey, Chicago, Illinois 60614, Unknown Owners, Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. On or about April 24, 2011, Owner owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as: 4753 N. Elston Avenue, Chicago, Illinois (Mayfair Clinic), and legally described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION (Attached)

PERMANENT REAL ESTATE INDEX NO.(s): 13-15-107-024, 13-15-107-025, 13-15-107-026, 13-15-107-027, 13-15-107-029, 13-15-107-030, and 13-15-107-031

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2. On information and belief, said O'Flaherty Builders, Inc. ("O'Flaherty") was Owner's and, or Tenant's General Contractor for the improvements at the Real Estate.

3. That on, or around April 24, 2011 "O'Flaherty" entered into a written Contract with JNS Power, whereby Claimant agreed to furnish electrical contracting work (related materials and labor) in exchange for payment in the original contract amount of One-Hundred and Thirty-Three Thousand Dollars & 00/100, (\$133,000.00).

4. That the Contract was entered into between "O'Flaherty" and Claimant with the full knowledge and consent of Owner and, or Tenant. Alternatively, the Owner and, or Tenant specifically authorized "O'Flaherty" to enter into Contracts for, and in said improvement of the Real Estate. Alternatively, the Owner and, or Tenant did knowingly permit "O'Flaherty" to enter into Contracts for, and in said improvement of the Real Estate.

5. At the special instance and request of "O'Flaherty" and with the full knowledge and express consent or acquiescence of Owner and, or Tenant, Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$15,360.00. Claimant completed providing the additional materials and labor at various times.

6. That on September 26, 2011, Claimant completed and delivered, substantially all work and materials required to be performed under the Contract.

7. That "O'Flaherty" is entitled to credits for payments in the amount of \$125,000.00.

8. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by "O'Flaherty", the balance of Twenty-Three Thousand, Three-Hundred and Sixty Dollars & 00/100, (\$23,360.00), for which with interest, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from the Owner and, or Tenant to O'Flaherty Builders, Inc.

Dated: December 5, 2011

JNS POWER & CONTROL SYSTEMS, INC.

By: Jean Howe
Jean Howe, President

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VERIFICATION

State of Illinois }
 } SS.
 County of Cook }

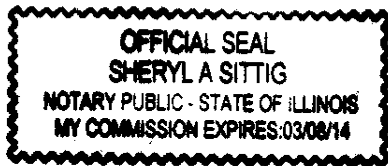
I, Jean Howe, being first duly sworn on oath, depose and state that I am President for Claimant, JNS Power & Control Systems, Inc., an Illinois corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.

Jean Howe
 Jean Howe, President

Subscribed and Sworn to
 before me this 5th day
 of December, 2011.

Sheryl A. Sittig
 Notary Public

Notary Seal



My Commission Expires: 3-8-14

THIS DOCUMENT WAS PREPARED BY
 AND AFTER RECORDING SHOULD BE
 RETURNED TO:

Mr. Brian Howe
 JNS Power & Control Systems, Inc.
 3339 N. Ridge Avenue
 Arlington Heights, IL
 60004

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EXHIBIT A LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOTS 11, 12, 13, 14, 15 AND 16 IN BLOCK 1 IN M.D. BROWN'S RESUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 TO 12 IN FRY AND Jacobson'S RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 9 AND 10 IN BLOCK 1 IN M.D. BROWN'S RESUBDIVISION BLOCKS 1 AND 2 IN MONTROSE IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH ½ OF THE VACATED ALLEY, LYING SOUTH OF AND ADJOINING LOTS 1, 2, 3, 4, 5, 6 AND 7 IN FRY AND JACOBSON'S RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6 AND 10 IN BLOCK 1 IN M.D. BROWN'S RESUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE, IN SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH ½ OF THE VACATED ALLEY, LYING NORTH AND NORTHWESTERLY OF THE NORTH AND NORTHWESTERLY LINES OF LOT 12 IN FRY AND Jacobson'S RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 9 AND 10 IN BLOCK 1 IN M.D. BROWN'S RESUBDIVISION OF BLOCKS 1 AND 2 IN MONTROSE IN SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(EXCEPT FROM ALL OF THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT, THAT PART LYING EAST OF THE FOLLOWING DESCRIBED LINES:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID TRACT, A DISTANCE OF 166.98 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST AT RIGHT ANGLES THERETO, A DISTANCE OF 209.88 FEET; THENCE SOUTH 43 DEGREES, 35 MINUTES, 47 SECONDS WEST, A DISTANCE OF 73.07 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 150.0 FEET NORTHWESTERLY OF THE MOST SOUTHERLY SOUTHEAST CORNER THEREOF) ALL IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 4747-4753 North Elston Avenue, Chicago, Illinois
Permanent Index No.: 13-15-107-024 through 027
13-15-107-029 through 031

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SERVICE LIST

Elliot W. Frank LLC
c/o Grant D. Erickson
1625 Shermer Rd.
Northbrook, Illinois 60062
CERTIFIED MAIL, RETURN RECEIPT, R/D

Swedish Covenant Hospital
c/o Mark Newton
5145 N. California
Chicago, Illinois 60625
CERTIFIED MAIL, RETURN RECEIPT, R/D

O'Flaherty Builders, Inc.
c/o John O'Flaherty
1136 W. Diversey
Chicago, Illinois 60614
CERTIFIED MAIL, RETURN RECEIPT, R/D

O'Flaherty Builders, Inc.
Attention: John O'Flaherty
P.O. Box 31606
Chicago, Illinois 60631
CERTIFIED MAIL, RETURN RECEIPT, R/D

Property of Cook County Clerk's Office