

UNOFFICIAL COPY



Doc#: 1212246150 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/01/2012 03:45 PM Pg: 1 of 8

Prepared by
and Return to:
Hayes Mechanical LLC
Attn: Michelle Kosek
5959 S. Harlem Ave.
Chicago, IL 60638
P: 773-784-0000
F: 773-784-0010

(Space Above This Line for Recording Data)

CONTRACTOR'S NOTICE AND CLAIM FOR LIEN

8

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Hayes Mechanical, LLC } In the Office of the Recorder
 } of Deeds of Cook County

Claimant

Colmar Properties, LLC. } Notice and Claim for Lien
 } in the Amount of \$12,392.88

Defendants

The Claimant, Hayes Mechanical, LLC whose address is 5959 S. Harlem Ave, Chicago, IL 60638, County of Cook, State of Illinois, hereby files Notice and Claim for Lien against Colmar Properties, LLC. (hereinafter referred to as "Owner") whose address is 4546 W. 47th St., Chicago, IL 60632.

On November 11, 2012, Owner was the owner of record of the following described real estate (hereinafter referred to as "Real Estate") in the County of Cook, State of Illinois to wit:

See Real Estate described on Exhibit A attached hereto.

- Pin # 19-03-316-003
- 19-03-316-008
- 19-03-316-012-6001
- 19-03-316-012-6002

Commonly known as 4546 W. 47th Street, Chicago, IL

On November 11, 2012 Claimant made a contract, (hereinafter referred to "Claimant's Contract") with Inserts USA ("Contractor"), located at 4546 W. 47th Street, Chicago, Illinois, for Claimant to furnish labor and material consisting of repairing boiler for the improvement of said Real Estate.

UNOFFICIAL EXHIBIT A COPY

162 West Hubbard Street
Chicago, Illinois 60654
www.oconnortitle.com

Telephone: 312 527 4700
Fax: 312 527 0700
orders@oconnortitle.com

Order #: 2012100-0015
Placed: 04/09/2012

Prepared for: Hayes Mechanical Inc.
Attn: Michelle Kosek

Reference: Inserts USA
Fee: \$30.00

Ownership Report

Property: 4546 West 47th Street, Chicago, Illinois County: Cook

Legal Description: See attached.

Permanent Index Number(s):
19-03-316-003
19-03-316-008
19-03-316-012-6001
19-03-316-012-6002

Owner(s) of Record: Colmar Properties, L.L.C.

Property Search

Document Number	Grantor	Grantee	Inst	Dated	Recorded	Remarks
98914281	First Bank & Trust Company of Illinois, Trust #10-1367, dated 9-7-94	Colmar Properties, L.L.C.	Trustee's Deed	10-1-98	10-13-98	

**Covering Records through
4-4-12**

The above information was compiled from public records. It is expressly understood that this is not a Title Insurance policy and should not be relied upon as such.

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TRUSTEE'S DEED



98914281

DEPT-01 RECORDING \$27.00
 T#0000 TRAM 0701 10/13/98 09:22:00
 #4409 # CG #-98-914281
 COOK COUNTY RECORDER

The above space for recorder's use only

7767218-02-LLP 1997

g
y

This space for affixing stickers and Revenue Stamp

98914281

THIS INDENTURE, made this 28th day of OCTOBER, 1998, between First Bank and Trust Company of Illinois (formerly known as First Bank and Trust Company, Palatine, Illinois), a corporation duly organized and existing as a banking corporation and duly authorized to accept and execute trusts within the State of Illinois, not personally but as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement, dated the 7TH day of SEPTEMBER, 1994, and known as Trust Number 10-1807, party of the first part, and COLMAR PROPERTIES L.L.C., AN ILLINOIS LIMITED-LIABILITY COMPANY

4546 WEST 47TH STREET-----of CHICAGO, ILLINOIS 60632-----parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO/100-----(\$10.00)-----Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND AUTHENTICATED THEREON BY THE AFORESAID TRUSTEE.

Permanent Real Estate Index No. 19-03-316-003, 19-03-316-008, 19-03-316-012-002, 19-03-316-012-6001

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to the liens of all trusts deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Trust Officer and attested by its Assistant Trust Officer the day and year first above written.

FIRST BANK AND TRUST COMPANY OF ILLINOIS
 as trustee, as aforesaid, and not personally

By: [Signature] Assistant Trust Officer

ATTEST [Signature] Assistant Trust Officer

BOX 333-CTI

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COUNTY OF COOK
STATE OF ILLINOIS SS.

I, Chris Koritko a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY, THAT

Michael C. Winter
Assistant Trust Officer of FIRST BANK and TRUST COMPANY OF ILLINOIS, a
banking corporation, and Carl R. Rath Assistant Trust

Officer of said banking corporation, personally known to me to be the same persons,
whose names are subscribed to the foregoing instrument as such Assistant Trust Officer,
and Assistant Trust Officer, respectively, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and
voluntary acts, and as the free and voluntary act of said banking corporation as Trustee,
for the uses and purposes therein set forth and the said Assistant Trust Officer did also
therein acknowledge that he/she, as custodian of the corporate seal of said
banking corporation, did affix the said corporate seal of said banking corporation to said
instrument at his/her own free and voluntary act, and as the free and voluntary act of
said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 31 day of October, 1998.

Chris Koritko
Notary Public



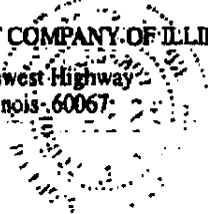
4546 WEST 47TH STREET
CHICAGO, ILLINOIS 60632

For information only insert street
address of above described property.

After Recording Return to:
CYNTHIA JARED
SACHNOFF & WEAVER, LTD
30 S. WACKER DR., SUITE 2900
CHICAGO, ILLINOIS 60606

THIS INSTRUMENT PREPARED BY:
FIRST BANK AND TRUST COMPANY OF ILLINOIS

300 East Northwest Highway
Palatine, Illinois 60067



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First Bank and Trust Company of Illinois, Inc.
 individually, but solely as trustee under Trust
 No. 10-1867
 By: _____
 Trust Officer
 Witness: Carl R. Smith
 Assistant Trust Officer

EXHIBIT A

Legal Description of Grantee's Parcels

PARCEL 1:

A RECTANGULAR PARCEL OF LAND IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING A PART OF LOT "B" IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND PART OF THE NORTHWEST 1/4 OF SAID SECTION, WHICH PARCEL IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4, 1,035.9 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION, AND RUNNING THENCE NORTHWARDLY TO A POINT ON A LINE 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4, THAT IS 1,032.22 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE, THENCE WESTWARDLY 270 FEET ON SAID LINE WHICH IS 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE SOUTHWARDLY 933 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4, THENCE EASTWARDLY 270 FEET TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 33 FEET WHICH IS THE NORTH 1/2 OF THE WEST 47TH STREET AS NOW OPENED, ALSO EXCEPT THEREFROM AREA OCCUPIED BY THE NORTH ABUTMENT AND WINGWALL OF THE WEST 47TH STREET UNDERPASS), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF THE EAST 200 FEET OF PARCEL 1 CREATED BY INSTRUMENT RECORDED FEBRUARY 28, 1950 AS DOCUMENT NUMBER 15743288 FOR THE ESTABLISHMENT OF A PERMANENT ROADWAY FOR THE USE OF VEHICLES AND PEDESTRIANS OVER AND UPON AND ALONG THE FOLLOWING DESCRIBED PROPERTY: A RECTANGULAR PIECE OF LAND IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 1000.9 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION; THENCE NORTHEASTERLY 933 FEET ON A STRAIGHT LINE TO A POINT 997.22 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE; THENCE WESTERLY 35 FEET ON A LINE WHICH IS 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE SOUTHERLY 933 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE EASTERLY 35 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 33 FEET WHICH IS THE NORTH 1/2 OF WEST 47TH STREET AS NOW OPENED) IN COOK COUNTY, ILLINOIS.

98914281

Office

UNOFFICIAL COPY

First Bank and Trust Company of Illinois, not
individually, but solely as trustee under Trust
No. 12-1867

By: _____
Trust Officer
Carl Smith
Assistant Trust Officer

PARCEL 3:

EASEMENT FOR THE BENEFIT OF THE WEST 70 FEET OF PARCEL 1 CREATED BY INSTRUMENT RECORDED JUNE 30, 1965 AS DOCUMENT NUMBER 19512243 TO CONSTRUCT, INSTALL AND MAINTAIN SUPPORTS AND FOOTINGS FOR ANY BUILDING OR STRUCTURE WHICH MAY BE ERECTED ON PARCEL 1 OVER, ACROSS, UNDER AND THROUGH THE FOLLOWING DESCRIBED PROPERTY; A RECTANGULAR PIECE OF LAND IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4 1305.90 FEET WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION, AND RUNNING THENCE NORTHERLY TO A POINT ON A LINE 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST 1/4, THAT IS 1302.22 FEET WEST OF SAID NORTH AND SOUTH CENTER LINE; THENCE WESTERLY 3 FEET ON SAID LINE WHICH IS 933 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE; THENCE SOUTHERLY 933 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE EASTERLY 3 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 33 FEET WHICH IS THE NORTH 1/2 OF WEST 47TH STREET AS NOW OPENED) IN COOK COUNTY, ILLINOIS.

Common Address: 4546 West 47th Street, Chicago, Illinois

P.I.N. 19-03-316-003
19-03-316-008
19-03-316-012-6002
19-03-316-012-6001

Exempt under provisions of Paragraph 4e, Section 4,
Real Estate Transfer Tax Act.

101219B _____
Date Buyer, Seller or Representative

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 6 1998

Signature: *Lynn A. Nichols*
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 6th day of October

1998

Lynn A. Nichols
Notary Public



98914281

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated October 6 1998

Signature: *Lynn A. Nichols*
Grantor or Agent

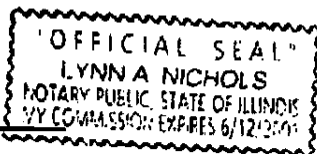
Subscribed and sworn to before me by the

said agent

this 6th day of October

1998

Lynn A. Nichols
Notary Public



LA1188202, 10006, 1/10/01278