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Doc#: 1214616108 Fee: \$36.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/25/2012 03:59 PM Pg: 1 of 8

Original Contractor's Claim of Lien

Return To: Ibrahim Abdelkarim, 5525 West 83rd Place, Burbank IL, 60459

IN THE OFFICE OF THE RECORDER OF DEEDS
COUNTY OF Cook, STATE OF ILLINOIS

CLAIMANT (Name & Address)

Ibrahim Abdelkarim
5525 West 83rd Place
Burbank IL 60459.

Services, labor, materials, equipment and/or work provided by the Lienor ("**SERVICES**"):

Construction Buildout to a restaurant -

PROPERTY OWNER (Name & Address)

Lake Townsend Enterprises
33 North Kedzie Ave.
Chicago IL.

SERVICES were supplied in the improvement and/or construction of real property described as follows (the "**PROPERTY**"):

Please See Attached Legal Description.
~~Exhibit~~ Exhibit "A"
also known as 33 North Kedzie
Chicago, IL 60612

AMOUNT OF CLAIM:

\$ 80,000.00

THE CONTRACT

Please See Exhibit "B"

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Type of Contract:

 Oral WrittenDate of Contract: 7/02/2008

Date of Last Furnishing Labor and/or Materials:

05/01/2012Total Amount of Contract: \$ N/A

THE UNDERSIGNED LIEN CLAIMANT, above-identified as the **CLAIMANT**, hereby files a claim for a Mechanics Lien against the above-identified **PROPERTY OWNER**, and all other parties having or claiming an interest in the real estate above-identified as the **PROPERTY**.

The CLAIMANT contracted with the PROPERTY OWNER by entering into the contract above-identified and described as the **CONTRACT**. The contract was such that the CLAIMANT would provide the above-described **SERVICES** to the PROPERTY for the total cost of the contract, above-identified. The CLAIMANT states that it did so provide the above-described SERVICES.

The CLAIMANT last furnished labor and/or materials to the PROPERTY on the date above-indicated.

After giving the PROPERTY OWNER all just credits, offsets and payments, the balance unpaid, due and owing to the CLAIMANT is above-identified as the **AMOUNT OF CLAIM**; for which, with interest, the CLAIMANT claims liens on the PROPERTY and improvements.

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PROOF OF SERVICE AFFIDAVIT

I, Ibrahim Abdelkarim, being duly sworn, deposes and says that I am over the age of 18 years old, that this affidavit is made upon my own personal knowledge, and that on the 25 day of May, 2012, I served the attached Statement of Account and Claim of Lien, and the attached Notice of Demand for Attorneys Fees, to the following parties at these stated addresses:

Property Owner _____


I served the attached document:

By personally delivering the notice to the identified parties;


By First Class Certified or Registered Mail service, return receipt requested, postage prepaid.

State of Illinois
County of Cook

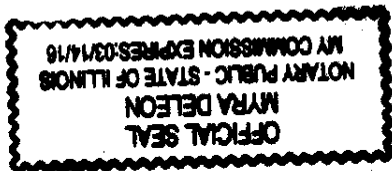
Sworn to and subscribed before me, undersigned Notary Public, on the date inscribed to the right of this verification.


Notary Public

Signed this 25 day
of May, 2012.


Agent for Lienor
Signed by: Ibrahim Abdelkarim,

Title: _____



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State of ILLINOIS
County of COOK

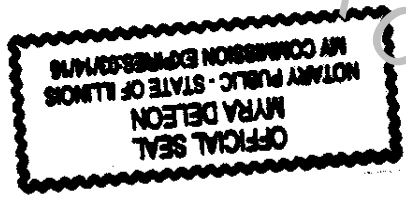
On the date, indicated to the right of this verification, Ibrahim Abdelkarim, Agent for CLAIMANT, and represented by _____ personally came and appeared before me, and voluntarily executed this instrument in the agent's stated capacity. The deponent says that s/he has read the foregoing Claim of Lien and knows the contents thereof, that as the appointed agent for the CLAIMANT the deponent has been provided the information indicated in this notice, and that the same is true upon the deponent's information, knowledge and belief.

[Signature]
Notary Public

Signed this 25 day
of May, 2012.

[Signature]

Agent for CLAIMANT
Signed by: Ibrahim Abdelkarim
Title: _____



CLERK OF COOK COUNTY
Clerk's Office

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Office of the Cook County Clerk

Exhibit "A"

Map Department Legal Description Records

P.I.N. Number: 16123240190000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website www.cookctyclerk.com

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number"). If this is not the item you requested, please notify the counter clerk.

1612324019			[REDACTED] 5720744						
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

AREA SUB-AREA BLOCK PARCEL TAX CODE

16-12-324-19 [REDACTED] 77030

LEE&OTHERS SUB 12 39 13

SW 1/4

VOLUME [REDACTED]

555

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	CARE
0	0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9

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EXHIBIT "B"

Commercial Gross Lease

This lease is made between LUKE TAYLOR ENTERPRISES, LLC of _____, herein called Lessor, and Abraham AbdelKARIM of 33 N Kedzie Chicago, IL 60612, herein called Lessee.

Lessee hereby offers to lease from Lessor the premises situated at 33 N. Kedzie in the City of Chicago County of _____ State of IL, described as Small storefront, specifically:

- Part of Building. Specifically, Lessee is leasing the 33 N. Kedzie part of building only.
- Shared Facilities. Lessee and Lessee's employees and customers may use the following additional facilities in common with other tenants, employees and customers:
 - Parking Spaces: _____
 - Restroom Facilities: _____
 - Storage Areas: _____
 - Hallways, Stairways and Elevators: _____
 - Conference Rooms: _____
 - Other: _____

1. Term and Rent. Lessor demises the above premises for a term of 5 years, commencing July 1, 2008, and terminating on July 31, 2013 or sooner as provided herein at the annual rental of Eight hundred Dollars (\$ 800) payable in equal installments in advance on the first day of each month for that month's rental, during the term of this lease. All rental payments shall be made to Lessor, at the address specified above.

- Lessee will pay this rental amount for the entire term of the lease.
- Rent will increase each year on the anniversary date of the start of this lease as follows: _____

2. Use. Lessee shall use and occupy the premises for _____. The premises shall be used for no other purpose. Lessor represents that the premises may lawfully be used for such purpose. Lessee shall not use the premises for the purposes of storing, manufacturing or selling any explosives, flammables, or other inherently dangerous substance, chemical, thing, or device.

3. Option to Extend.

Option 1. Lessor grants Lessee the option to extend this lease for an additional 5 year(s). To exercise this option, Lessee must give Lessor written notice of the intent to do so on or before 30 days notice

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- Gas
- Heat
- Air conditioning (Cooling)
- Water
- Other: Garbage removal

Any items not checked or specified above will be the responsibility of the Lessor.

9. Insurance.

- A. Lessee will carry fire and extended coverage insurance on the premises.
- B. Lessor will carry public liability insurance, which will include Lessee as an insured party. The public liability insurance will be in amounts of at least:
~~One Million~~ One Hundred Thousand Dollars (\$ 100,000) per occurrence.
~~One Million~~ One Million Dollars (\$ 1,000,000) in any one year.
- C. Lessor and Lessee release each other from any liability to the other for any property loss, property damage or personal injury to the extent covered by insurance carried by the party suffering the loss, damage or injury.
- D. Lessor will give Lessee a copy of all insurance policies Lessee is required to obtain.

10. Taxes.

- A. Lessor will pay all real property taxes levied and assessed against the premises.
- B. Lessee will pay all personal property taxes levied and assessed against Lessee's personal property.

11. Eminent Domain. If the premises or any part thereof or any estate therein, or any other part of the building materially affecting Lessee's use of the premises, shall be taken by eminent domain, this lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Lessee may file a claim for any taking of fixtures and improvements owned by Lessee, and for moving expenses.

12. Assignment and Subletting. ~~Lessee shall not assign this lease or sublet any portion of the premises without the written consent of the Lessor, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be void and, at the option of the Lessor, may terminate this lease.~~ allowed per agreement at property manager's

13. Destruction of Premises. In the event of a partial destruction of the premises during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within ninety (90) days under existing governmental laws and regulations, but such partial destruction shall not terminate this lease, except that Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Lessee on the premises. If such repairs cannot be made within said sixty (60) days, Lessor, at his option, may make the same within a reasonable time, this lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Lessor shall not elect to make such repairs which cannot be made within ninety (90) days, this lease may be terminated at the option of either party. In the event that the building in which the demised premises may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this lease whether the demised premises

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19. Notices. All notices must be in writing. Any notice that either party may or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at the premises, or Lessor at the address specified above, or at such other places as may be designated by the parties from time to time.

20. Severability. If any portion of this lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

21. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

22. Counterparts. Any fully signed, identical counterparts of this lease shall be treated as an original.

23. Modification. This lease may be modified only by a writing signed by the party against whom a modification is sought to be enforced.

24. Governing Law. This lease will be governed by and construed in accordance with the laws of the state of Illinois

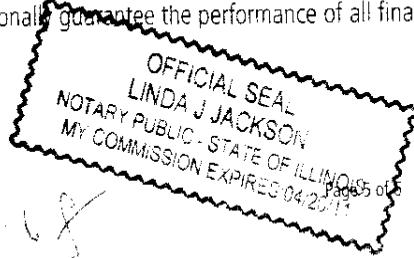
25. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Attachments, if any, have been made a part of this lease before the parties' execution hereof:

Dated: 7-2-08, 2008

Lessor
 Name of Business: Luke Townsend Enterprises Ltd
 Printed Name: Luke Townsend
 Title: _____
 Street Address: 1235 A. N Clybourn St
 City/State/Zip: Chicago IL 60610

Lessee
 Name of Business: Ibrahim Abdel KARIM
 Printed Name: Ibrahim Abdel KARIM
 Title: _____
 Street Address: 5525 W. 83rd Pl
 City/State/Zip: Burbank, IL 60459

Guarantor
By signing this lease, I personally guarantee the performance of all financial obligations of _____



[Handwritten Signature]