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CONTRACTOR'S NOTICE AND CLAIM FOR LIEN



Keen Concrete, Inc.
Claimant

vs.

Doc#: 1220649057 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/24/2012 04:15 PM Pg: 1 of 3

Mercantile National Bank of Chicago,
as Trustee under the provisions of a
Trust Agreement dated the 26th of April, 1978
And known as Trust Number 1885th
Defendant

Please Serve:

Mercantile National Bank of Chicago, Trustee of Trust Number 1885th dated April 26, 1978, 222 S. Riverside Drive,
Chicago, IL 60606
Mercantile National Bank of Chicago (Lender), 222 S. Riverside Drive, Chicago, IL 60606
Chicago Steel Container Corporation, 1806 S. Kilbourn Avenue, Chicago IL 60623
CSBD, c/o Brian Steigerwald, 1450 American Lane, 14th Floor, Schaumburg, IL 60173

The Claimant, Keen Concrete, Inc., of 515 Valley Forge Avenue, South Elgin, Kane County, Illinois, ("Claimant"); hereby files a Notice and Claim for Lien against Mercantile National Bank of Chicago, as Trustee under the provisions of a Trust Agreement dated the 26th of April, 1978 and known as Trust Number 1885th ("Defendant"), of 222 South Riverside Drive, Chicago, Illinois, and any persons claiming to be interested in the premises herein, and states:

That on or about April 26, 1978 and continuing thereafter, the Defendant owned the land commonly referred to as 1842 - 1860 S. Kilbourn Avenue, Cook County, Illinois, the following described land in the City of Chicago, County of Cook, State of Illinois, to wit:

See Attached Legal Description

PIN: 16-22-312-029-0000; 16-22-312-030-0000

That on November 1, 2011, CSBD by and through Brian Steigerwald ("CSBD"), as General Contractor and agent for the Defendant, entered into a contract with the Claimant, to furnish labor and materials in the form of concrete slab installation and various additions for the sum of Four Hundred Seventeen Thousand One Hundred Thirty-One Dollars (\$417,131.00), and that on or about April 25, 2011, Claimant completed all the work required to be done. That said CSBD and/or Defendant have made payments and are thus entitled to credits on account thereof, as follows, to wit: Three Hundred Sixteen Thousand Eighty-Seven Dollars (\$316,087.00), leaving due, unpaid and owing to the Claimant on account thereof, the balance of One Hundred One

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Thousand Forty-Four Dollars (\$101,044.00) for which the Claimant claims a lien on said land and improvements.

Keen Concrete, Inc.

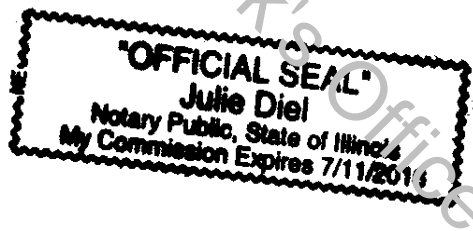
By: Nancy Grove, President

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

The affiant, Nancy Grove, president of Keen Concrete, Inc., being first duly sworn of oath deposes and says that she has read the foregoing claim for lien and knows the contents thereof; and the statements made therein to be true.

Nancy Grove

Subscribed and sworn to before me this
27th day of July, 2012

Notary Public

Prepared By
and Mail to : Joseph A. Giralamo, Esq.
Law Offices of Joseph A. Giralamo, P.C.
340 W. Butterfield Road, #2D
Elmhurst, Illinois 60126

UNOFFICIAL COPY*LEGAL DESCRIPTION*

PARCEL 1:

THE SOUTH 160 FEET (EXCEPT THE WEST 323 FEET THEREOF AND EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED NOVEMBER 10, 1896 AND RECORDED MAY 14, 1897 AS DOCUMENT NUMBER 2537630 AND NOW USED AS PART OF SOUTH KILBOURN AVENUE) OF LOT 13 IN FREER'S RECEIVER SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 100 FEET OF THE EAST ½ OF LOT 12 (EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED NOVEMBER 10, 1896 AND RECORDED MAY 14, 1897 AS DOCUMENT NUMBER 2537630 AND NOW USED AS PART OF SOUTH KILBOURN AVENUE) IN L.C. PAINE FREER'S RECEIVER SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 100 FEET OF THE NORTH 200 FEET OF THE EAST ½ OF LOT 12 (EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED NOVEMBER 10, 1896 AND RECORDED MAY 14, 1897 AS DOCUMENT NUMBER 2537630 AND NOW USED AS PART OF SOUTH KILBOURN AVENUE) OF LOT 13 IN FREER'S RECEIVER SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DOCUMENT NUMBER 6285319 DATED MARCH 9, 1918 AND RECORDED MARCH 11, 1918 OVER THE FOLLOWING DESCRIBED PARCEL: THE NORTH 10 FEET OF THE SOUTH 170 FEET OF LOT 13 (EXCEPT THE EAST 33 FEET THEREOF CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DATED NOVEMBER 10, 1896 AND RECORDED MAY 14, 1897 AS DOCUMENT NUMBER 2537630 AND NOW USED AS PART OF SOUTH KILBOURN AVENUE) OF LOT 13 IN AFORESAID SUBDIVISION IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1846-1860 S. Kilbourn Avenue, Chicago, IL. 60623

PIN: 16-22-312-029-0000 AND 16-22-312-030-0000

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