UNOFFICIAL 1227849004 Fee: \$32.00

Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/04/2012 12:24 PM Pg: 1 of 3

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS)

SS

COUNTY OF COOK 1

Schmidt Steel, Inc., Claimant

North & Talman III Limited Partnership; Tropic Construction Corp.; Altra Steel; and all other(s) owning or claiming an interest in the hereinafter-described real property, Defendants

NOTICE AND CLAIM FOR LIES IN THE AMOUNT OF \$79,117.60

THE CLAIMANT, Schmidt Steel, Inc., 847 South Randall Road, Suite 278, Elgin, Illinois, hereby files a notice and claim for mechanics lien, as herein after more particularly stated, against Altra Steel, 650 Central Avenue, University Park, Illinois, subcontractor to Tiopic Construction Corp., a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 325 North Wells Sircot, Chicago, Illinois, and against the said Tropic Construction Corp. and against North & Talman III Limited Partn arship and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, North & Talman III Limited Partner on p and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

See Property Description on Page Three

THAT, on February 3, 2012, Claimant entered into a sub-subcontract with the said Altra Steel to erect structural steel for the afore-described real property of a value of and for the sum of \$324,950 00.

THAT, at the special instance and request of the said Altra Steel, and further pursuant to the said subsubcontract, Claimant erected additional structural steel for the afore-described real property of a value of and for the sum of \$14,340.00.

THAT Claimant has received \$194,812.40 pursuant to the said sub-subcontract and has issued credit against the subcontract price in the amount of \$65,310.00 relating to labor and/or material required of Claimant pursuant to the said sub-subcontract but not so provided by Claimant due to Claimant's discontinuation of work due to the said Altra Steel's non-payment, for which non-payment Claimant discontinued work pursuant to Sections 4 and 21(d) of the Illinois Mechanics Lien Act.

THAT Claimant, prior its discontinuation of work as aforesaid, last provided substantial labor or material pursuant to the said sub-subcontract on August 24, 2012.

1227849004 Page: 2 of 3

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Page Two

THAT the said Altra Steel was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its sub-subcontract with Claimant pursuant to the said Altra Steel's subcontract with the said Tropic Construction Corp., which subcontract was pursuant to the said Tropic Construction Corp.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither Altra Steel nor any other party has made any further payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant the balance of \$79,117.60, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the said owner(s), or its (their) agent(s), under the original contract.

STATE OF ILLINOIS)

SS

COUNTY OF KANE

THE AFFIANT, Max Schmidt, being first duly sworn, on oath

deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

Max Schmidt, Ager t of Claimant

Subscribed and sworn to before me this

day of Sctob

october, 2012.

Mail To:

Max Schmidt Schmidt Steel, Inc. 847 South Randall Road, Suite 278 Elgin, Illinois 60123 Prepared By:

Stephen M. Goba Illinois Document Preparation Co. 600 South Ahrens Avenue Lombard, Illinois 60148

Notary Public

1227849004 Page: 3 of 3

UNOFFICIAL COP

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Page Three

Property Description

The following-described real property comprises a single tract with a single use.

Lots 27 and 28 (except the north 8 feet of each of said Lots taken or used for alley) in Charles Proebsting's Subdivision of Lots 4, 5, 6 and the south 60 feet of Lot 7 in Block 8 of Borden's Subdivision of the west half of the southeast quarter of Section 36, Township 40 North, Range 13 east of the Third Principal Meridian, in Cook

Lots 6, 7, 8, 9 and 10 (except the east 104 feet of the south 18.5 feet of said Lot 8) in C. Boettcher's Subdivision County, Illinois. of Lots 8 and 10 and that part north of the south 60 feet of Lot 7 in Block 8 in Borden's Subdivision of the west half of the soutneast quarter of Section 36, Township 40 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Numbers

13-36-427-032-0000 13-36-427-030-0000

13-36-427-040-0000 (affects above-described and other real property) 13-36-427-031-0000

13-36-427-014-0000

Property Address:

1601 - 19 North Washtenaw Avenue, Chicago, Illinois 2656 West North Avenue, Chicago, Illinois

1618 - 25 North Talman Avenue, Chicago, Illinois th. County Clark's Office