



SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 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

STATE OF ILLINOIS COUNTY OF COOK

STATE OF ILLINOIS)
COUNTY OF COOK) SS

Schmidt Steel, Inc.,
Claimant

VS

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 LIEN 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 hereinafter more particularly stated, against Altra Steel, 650 Central Avenue, University Park, Illinois, subcontractor to Tropic Construction Corp., a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 325 North Wells Street, Chicago, Illinois, and against the said Tropic Construction Corp. and against North & Talman III Limited Partnership 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 Partnership 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 **\$324,900.00**.

THAT, at the special instance and request of the said Altra Steel, and further pursuant to the said sub-subcontract, 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.

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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 County, Illinois.

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 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 southeast 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
13-36-427-031-0000
13-36-427-040-0000 (affects above-described and other real property)
13-36-427-014-0000

Property Address: 1601 - 19 North Washtenaw Avenue, Chicago, Illinois
2656 West North Avenue, Chicago, Illinois
1618 - 20 North Talman Avenue, Chicago, Illinois

Property of Cook County Clerk's Office