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STATE OF ILLINOIS)) SS: COUNTY OF COOK)

NOTICE & CLAIM OF MECHANIC'S LIEN

BRANDENBURGER PLUMBING, INC.

VS.

2150 15TH LLC MPR MANAGEWENT, INC. HINSDALE BANK & TRUST CO.



Doc#: 1228546118 Fee: \$32.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 10/11/2012 02:39 PM Pg: 1 of 3

The Claimant, **BRANDENBURGER PLUMBING**, **INC.**, of the City of Chicago, State of Illinois hereby files a NOTICE AND CLAIM FOR LIEN against **2150 15TH LLC** of the City of Des Plaines, State of Illinois, hereinafter referred to as "OWNER", **MPR MANAGEMENT**, **INC.**, of the City of Des Plaines, "AGENT FOR OWNER", and **HINSDALE BANK & TRUST COMPANY**, of the Village of Hinsdale, State of Illinois, (LENDER), and states:

That on or about June 6, 2012, the OWNER owned the following described land in the County of Cook, State of Illinois, to wit:

(See Legal Description attached hereto as Exhibit "A")

PERMANENT REAL ESTATE INDEX NUMBERS 12-34-101-049-0000 12-34-237-026-0000

Commonly known as: 2150 N. 15th Avenue, Melrose Park, IL 60160

That on or about June 6, 2012 said OWNER, through its agent, MPR MANANGEMENT, INC., entered into a contract with the claimant to provide labor and material for the PLUMBING/SEWER WORK for and in said improvement, and that on June 13, 2012 the claimant completed all work required of it in a good and workmanlike manner. Said OWNER and AGENT FOR OWNER have breached the contract with CLAIMANT by refusing to make payment to CLAIMANT in accordance with said contract.

That the amount of <u>SEVEN THOUSAND TWELVE AND 26/100THS DOLLARS</u> (\$ 7,012.26) is due on said contract, unpaid and owing to the CLAIMANT for which, with statutory interest, the CLAIMANT claims a lien on said land and improvements.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in

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order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

BRANDENBURGER PLUMBING, INC.

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VERIFICATION

STATE OF ILLINOIS

COUNTY OF COOK

The Affiant KEITH R. BRAL DENBURGER, being first duly sworn, on oath deposes and says that he is the President of the CLAIMANT, that he has read the foregoing NOTICE AND CLAIM FOR LIEN and knows the contents thereof, and that all the statements therein contained are true.

Keith R. Brandenburger

3RANDENBURGER PLUMBING, INC.

Subscribed and sworn to before me

this 11th day of October, 2012.

OFFICIAL SEAL JAMES J. PINK

Clort's Office Notary Public - State of Illinois My Commission Expires Jun 16, 2012

PUBL

THIS INSTRUMENT PREPARED BY,

and MAIL TO:

The Law Office of James J. Pink 2153 W. 107th Place Chicago, IL 60643 (630) 664-8070

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1-A

LOT 1 IN ALBERTO CULVER SUBDIVISION, BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ AND THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1-B

EASEMENT FOR THE BENEFIT OF PARCEL 1-A, FOR THE RIGHT TO ALLOW SURFACE WATER TO FLOW FROM THE LAND TO A DETENTION AREA DESCRIBED BELOW AND CREATED BY AGREEMENT DATED JUNE 18, 2004 AND RECORDED JUNE 29, 2004 AS DOCUMENT NUMBER 0418132103 IN COOK COUNTY, ILLINOIS:

LOT 3 IN ALBERTO CULVER SUBDIVISION, BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ AND THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 34, TO VNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1-C

NON-EXCLUSIVE EASEMENT FOR THE BENEFT OF PARCEL 1-A, FOR THE PURPOSE OF EFFECTING VEHICULAR AND/OR PEDESTRIAN INGRESS AND EGRESS TO, FROM AND BETWEEN 15TH AVENUE AS DESCRIBED BELOW AND CREATED BY AGREEMENT DATED JUNE 18, 2004 AND RECORDED JUNE 29, 2004 AD DOCUMENT NUMBER 0418132104 IN COOK COUNTY, ILLINOIS:

LOT 2 IN ALBERTO CULVER SUBDIVISION, BEING A SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ AND THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

IN ALBERTO CULVER SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 12 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 2150 N. 15TH AVENUE, MELROSE PARK, ILLINOIS 60160

P.I.N.s - 12-34-101-049-0000, 12-34-207-026-0000