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Doc#: 1228908406 fee: \$44.00
Date: 10/15/2012 10:40 AM Pg: 1 of 6
Cook County Recorder of Deeds
*RHSP FEE \$10.00 Applied

MECHANIC'S LIEN:
CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

UNIVERSAL INSULATION INC.

CLAIMANT

-VS-

Keebler Company
ALEXANDER GAMMIE ASSOCIATES PLUMBING & HEATING COMPANY

DEFENDANT(S)

The claimant, **UNIVERSAL INSULATION INC.** of Lemont, IL 60439, County of **DuPage**, hereby files a claim for lien against **ALEXANDER GAMMIE ASSOCIATES PLUMBING & HEATING COMPANY**, contractor of 7340 W. 15th Street , Forest Park, State of IL and **Keebler Company** Battle Creek, MI 49016 {hereinafter referred to as "owner(s)"} and states:

That on or about **01/20/2012**, the owner owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Kellogg Roof Drain 2945 W. 31st Street Chicago, IL 60601:**

A/K/A: **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A: **TAX # 16-36-100-056; 16-36-101-005**

and **ALEXANDER GAMMIE ASSOCIATES PLUMBING & HEATING COMPANY** was the owner's contractor for the improvement thereof. That on or about **01/20/2012**, said contractor made a subcontract with the claimant to provide **labor and material for HVAC mechanical insulation work** for and in said improvement, and that on or about **02/21/2012** the claimant completed thereunder all that was required to be done by said contract.

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The following amounts are due on said contract:

Contract	\$24,800.00
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$6,950.00
Total Balance Due	\$17,850.00

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Seventeen Thousand Eight Hundred Fifty-and no Tenths (\$17,850.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner under said contract.

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

IN WITNESS WHEREOF, the undersigned has signed this instrument on **October 1, 2012**.

UNIVERSAL INSULATION INC.

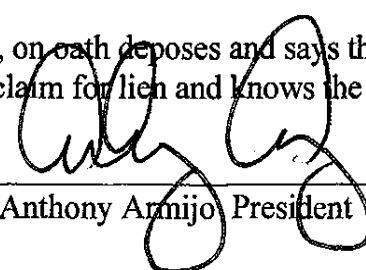
BY: 
Anthony Armijo President

Prepared By:
UNIVERSAL INSULATION INC.
20 W 201 101st Street
Suite D
Lemont, IL 60439
Anthony Armijo

VERIFICATION

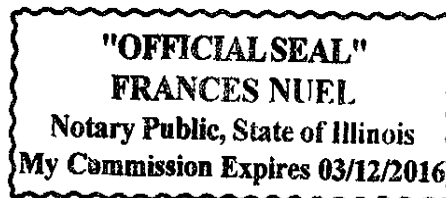
State of Illinois
County of DuPage

The affiant, Anthony Armijo, being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.


Anthony Armijo President

Subscribed and sworn to
before me this **October 1, 2012**.


Notary Public's Signature



UNOFFICIAL COPY**EXHIBIT A TO SPECIAL WARRANTY DEED****LEGAL DESCRIPTION OF THE PROPERTY**

PARCEL 1 (FEE PARCEL):

THAT PART OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36; THENCE SOUTH ALONG THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 584.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID EAST LINE, 365.13 FEET TO THE NORTHERLY LINE OF A 100.0 FEET STRIP OF LAND AS CONVEYED TO CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY BY DOCUMENT 3962480, SAID 100 FEET STRIP BEING NORTH AND ADJOINING LOT 17 OF THE SANITARY DISTRICT TRUSTEE'S SUBDIVISION OF RIGHT OF WAY FROM NORTH AND SOUTH CENTER LINE OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE WILL COUNTY LINE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE, 358.90 FEET TO THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36; THENCE NORTH ALONG SAID WEST LINE 488.29 FEET TO A POINT THAT IS 592.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 76.02 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 40.42 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 78.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 48.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 179.75 FEET TO THE POINT OF BEGINNING; (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36 THAT IS 592.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 76.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH

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PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 40.42 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 78.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 83.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 107.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 123 FEET TO A LINE 592.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 29.0 FEET TO THE POINT OF BEGINNING;) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2 (EASEMENT PARCEL)

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT FROM THE CITY OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION, TO FARLEY CANDY COMPANY, A DELAWARE CORPORATION, DATED AUGUST 1, 1991 AND RECORDED SEPTEMBER 18, 1996 AS DOCUMENT NUMBER 96711957 FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING LAND:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36 THAT IS 592.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 76.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 40.42 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 78.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 83.0 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 36, 107.0 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 36, 123.0 FEET TO A LINE 592.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID

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SECTION 36; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE EAST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 36, 29.0 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 3 (FEE PARCEL):

A PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE PARALLEL WITH AND 100.0 FEET DISTANT, MEASURED AT RIGHT ANGLES AND NORTHERLY FROM THE NORTHERLY RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTHERLY LIMIT OF WEST 31ST STREET, DISTANT EASTERLY 33.0 FEET FROM THE INTERSECTION OF THE WESTERLY LINE OF SAID NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SAID SOUTHERLY LIMIT OF WEST 31ST STREET, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY OF THE PROPERTY OWNED BY THE ILLINOIS CENTRAL RAILROAD COMPANY AND LEASED BY THE CITY OF CHICAGO, 903.67 FEET TO A POINT AT THE INTERSECTION OF SAID EASTERLY BOUNDARY WITH THE NORTHERLY RIGHT OF WAY LIMITS OF THE ILLINOIS CENTRAL RAILROAD, SAID POINT BEING 33.0 FEET DISTANT EASTERLY FROM AND MEASURED AT RIGHT ANGLES TO THE SAID WESTERLY LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING ALSO 100.0 FEET NORTHERLY FROM AND MEASURED AT RIGHT ANGLES TO SAID NORTHERLY LIMIT OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LIMIT OF THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD, 483.84 FEET MORE OR LESS, TO A POINT; THENCE NORTHERLY PARALLEL TO THE EASTERLY BOUNDARY OF THE PROPERTY OWNED BY THE ILLINOIS CENTRAL RAILROAD AND LEASED BY THE CITY OF CHICAGO, A DISTANCE OF 727.29 FEET MORE OR LESS, TO THE SOUTHERLY LIMIT OF WEST 31ST STREET; THENCE WESTERLY ALONG THE SAID SOUTHERLY LIMIT OF WEST 31ST STREET, 450.0 FEET TO THE POINT OF COMMENCEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 4 (EASEMENT PARCEL):

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 3 CREATED BY EASEMENT AGREEMENT FROM ILLINOIS CENTRAL RAILROAD COMPANY TO FARLEY CANDY COMPANY, A DELAWARE CORPORATION, DATED OCTOBER 3, 1996 AND RECORDED NOVEMBER 6, 1996 AS DOCUMENT NUMBER 96849705 OVER AND UPON THE FOLLOWING DESCRIBED "EASEMENT PREMISES" SHOWN BELOW TO (I) MAKE USE OF THE RAILROAD TRACKS LOCATED ON THE EASEMENT PREMISES; (II) USE, REPAIR, MAINTAIN AND REPLACE THE COVERED PASSAGEWAY LOCATED ON THE EASEMENT PREMISES; (III) PARK VEHICLES ON

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THE EASEMENT PREMISES; (IV) USE, REPAIR, MAINTAIN AND REPLACE OVERHEAD, SURFACE AND UNDERGROUND UTILITY LINES, PIPES AND EQUIPMENT; (V) CROSS THE EASEMENT PREMISES FOR PURPOSES OF INGRESS AND EGRESS TO AND FROM ANY PORTIONS OF THE BENEFITED PARCEL TO ANY OTHER PORTIONS OF THE BENEFITED PARCEL, AND (VI) GAIN ACCESS TO THE EASEMENT PREMISES FOR THE PURPOSES OF CONDUCTING ANY ACTIVITIES REASONABLY RELATED TO THE USES DESCRIBED IN THE PRECEDING CLAUSES (I) THROUGH (V):

"EASEMENT PREMISES":

THE WEST 33 FEET OF THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE PARALLEL WITH AND 100.0 FEET DISTANT MEASURED AT RIGHT ANGLES AND NORTHERLY FROM THE NORTHERLY RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO; (EXCEPT THE NORTH 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-36-100-056-0000
16-36-101-005-0000

Property Address: 2945 West 31st Street, Chicago, Illinois

Property of Cook County Clerk's Office