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NOTICE OF INTENT TO FILE LIEN SUBCONTRACTOR'S CLAIM FOR LIEN (PRIVATE CONSTRUCTION)



Doc#: 1309429011 Fee: \$33.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/04/2013 10:35 AM Pg: 1 of 5

The lien claimant, NORTH CREEK BUILDERS, LLC ("lien claimant"), of 2173 Glenwood Lansing Road, Chicago Heights, IL 60411, County of Cook, State of Illinois, hereby files a claim for Mechanics' Lien against REVERE PROPERTIES CONSTRUCTION, LLC of Chicago, IL, ("Contractor"), COVENANT UNITED CHURCH OF CHRIST of 1130 E. 154th Street, South Holland, IL 60473 an Illinois Not-For-Profit Corporation, whose registered agent is OZZIE EARL SMITH JR. and whose registered office is 1130 E. 154th Street, South Holland, IL 60473, (hereinafter referred to as "Owner"), LOCAL CHURCH MINISTRIES BUILDING & LOAN FUND ("Lender") c/o A.G.C. Co., Registered Agent, 1900 E. 95th Street, Ste. 3200, Cleveland, Ohio 44114 and any person or entity claiming an interest in the Real Estate (as hereinafter described) by, through or under the Owner, and Unknown Owners, and states as follows:

1. On or prior to April 1998 and subsequently, Owner owned the following real estate (including all land and improvements thereon (hereinafter referred to as the "Real Estate")) in the County of Cook, State of Illinois, legally described as:

Legal: SEE EXHIBIT A, attached.

Address: 1130 E. 154th Street, South Holland, IL 60473 a/k/a 1101 E. 154th Street, South Holland, IL 60473

PIN: 29-11-316-008-0000 a/k/a 29-11-316-008-0000, 29-11-316-005-0000
29-11-316-007-0000, 29-11-313-061-0000 and 29-11-313-064-0000

2. On information and belief, REVERE PROPERTIES CONSTRUCTION, LLC as Contractor, entered into a Contract with said Owner (or, in the alternative, a person or entity authorized or knowingly permitted by said Owner to make said Contract) to make improvements to said Real Estate.

3. On or about October 1, 2012, lien claimant entered into a written contract (hereinafter referred to as the "Subcontract") with said Contractor to furnish and install all material and labor to complete interior and exterior slab work, curbs and reinforcing, including related grading, hauling away excess materials and debris, and related labor and materials for the buildings erected/being erected for said Real Estate for the Subcontract price of \$106,638.00.

4. At the special instance and request of said Contractor and/or Owner, the lien claimant furnished additional labor on said premises of the value of \$19,998.00.

5. On or about January 15, 2013, lien claimant substantially completed work to be done by said Subcontract to the value of One Hundred Twenty-One Thousand Six Hundred Thirty-Six Dollars and No Cents (\$121,636.00).

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6. Owner/Contractor is entitled to credits on account thereof as follows, to wit: \$62,258.40, leaving due unpaid and owing to the lien claimant, after allowing all credits, the balance of Sixty-Four Thousand Three Hundred Seventy-Seven Dollars and Sixty Cents (\$64,377.60) for which, with statutory interest at the rate of 10% per annum, lien claimant claims a Mechanics' Lien on said Real Estate and also as against the creditors and assignees, and personal and legal representatives of the Contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the Owner under the Contract.

7. 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.

NORTH CREEK BUILDERS, LLC

By:

George Del Rio
George Del Rio

Its:

Member

STATE OF ILLINOIS)

COUNTY OF COOK)

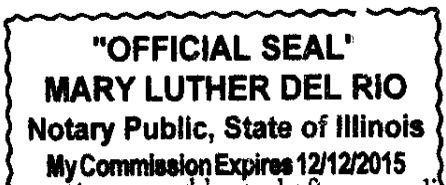
SS.

VERIFICATION

The Affiant, GEORGE DEL RIO, being first duly sworn, on oath deposes and says that he is a Member of NORTH CREEK BUILDERS, LLC, the lien claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all statements therein contained are true.

George Del Rio

Subscribed and sworn to before me this 29th day of March, 2013.



Mary Luther Del Rio
Notary Public

This instrument prepared by and after recording MAIL TO:

Cynthia A. Manestar
Law Offices of Cynthia A. Manestar, P.C.
7220 W. 194th Street, Ste. 106
Tinley Park, IL 60487

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

THAT PART OF LOT 2 LYING SOUTH OF THE SOUTH WESTERLY LINE OF RIGHT OF WAY AND LANDS OF PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD COMPANY IN PARTITION OF THAT PART OF THE WEST HALF OF SECTION 14 LYING NORTH OF LITTLE CALUMET RIVER AND THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 11 (EXCEPT RAILROAD LANDS) ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ILLINOIS IN COOK COUNTY, ILLINOIS.

HOWEVER, EXCEPTING THEREFROM THE FOLLOWING TRACTS:

THAT PART OF LOT 2 LYING SOUTH OF THE SOUTH WESTERLY LINE OF RIGHT OF WAY AND LANDS OF PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD COMPANY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF LOT 2, THENCE NORTH ALONG THE WEST LINE OF LOT 2, 619.60 FEET DESIGNATED AS A PLACE OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 2, 232.21 FEET TO A POINT ON THE SOUTH WESTERLY LINE OF RIGHT OF WAY OF PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD COMPANY, THENCE SOUTH EASTERLY ALONG THE SOUTH WESTERLY LINE OF SAID RAILROAD RIGHT OF WAY 292.58 FEET, THENCE WEST PARALLEL TO THE SOUTH LINE OF LOT 2, 180.91 FEET TO THE PLACE OF BEGINNING;

AND ALSO EXCEPTING:

THAT PART OF LOT 2 LYING SOUTH OF THE SOUTH WESTERLY LINE OF RIGHT OF WAY AND LANDS OF PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 2, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 619.60 FEET, THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 105 FEET, THENCE SOUTH 609.60 FEET, MORE OR LESS OR A LINE PARALLEL WITH THE WEST LINE OF LOT 2 TO THE SOUTH LINE OF LOT 2, THENCE WEST ALONG THE SOUTH LINE OF LOT 2 TO THE POINT OF BEGINNING;

AND ALSO EXCEPTING:

A PART OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PART OF LOT 2 IN PARTITION OF THAT PART OF THE WEST 1/2 OF SECTION 14 LYING NORTH OF LITTLE CALUMET RIVER AND THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD LANDS) BEING PART OF THE ESTATE OF ELIZABETH BERGER RECORDED AUGUST 13, 1879 AS DOCUMENT 233003 IN THE RECORDER'S OFFICE, COOK COUNTY, ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF THE FORMER CHICAGO, ST. LOUIS AND PITTSBURGH RAILROAD COMPANY'S 100 FOOT RIGHT OF WAY WITH AN EASTERLY PROJECTION (EXTENSION) OF THE SOUTH LINE OF LOT 36 OF SCHMIDT AND WATERMAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1958 AS DOCUMENT 17338578, SAID POINT OF INTERSECTION ALSO BEING 81 FEET EAST OF THE NORTH EAST CORNER OF THE 407.3 FOOT EAST-WEST BY 569.6 FOOT NORTH-SOUTH WATERMAN SCHOOL SITE AND SAID POINT OF INTERSECTION ALSO BEING THE NORTH EAST CORNER OF A TRACT OF LAND OWNED BY THE ILLINOIS CONFERENCE OF THE UNITED CHURCH OF CHRIST, THENCE SOUTH 38 DEGREES 40 MINUTES EAST ON SAID SOUTHWESTERLY 100-FOOT WIDE RIGHT-OF-WAY LINE OF AFORESAID RAILROAD FOR A DISTANCE OF 60 FEET; THENCE WEST ON A LINE PARALLEL TO AND 47.7 FEET SOUTH OF THE AFORESAID EASTERLY PROJECTION (EXTENSION) OF THE SOUTH LINE OF LOT 36 OF AFORESAID SCHMIDT AND WATERMAN SUBDIVISION FOR A DISTANCE OF 117.6 FEET TO THE EAST LINE OF SAID WATERMAN SCHOOL SITE; (SAID LINE ALSO BEING THE EAST LINE OF THE WEST 105 FEET OF SAID LOT 2) THENCE NORTH ON SAID EAST LINE OF WATERMAN SCHOOL SITE FOR A DISTANCE OF 47.7 FEET TO THE AFORESAID EASTERLY PROJECTION (EXTENSION) OF THE SOUTH LINE OF SAID LOT 36; THENCE EAST ON SAID LOT 36 EASTERLY (EXTENSION) 81 FEET TO THE SOUTHWESTERLY RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING.

AND ALSO EXCEPTING THE SOUTH 50 FEET OF SAID LOT 2 AS CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MAY 2, 1984 AS DOCUMENT NO. 27068594.

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PARCEL 2:

THAT PART OF LOT 2 LYING SOUTH OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY AND LANDS OF THE PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD COMPANY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2; THENCE NORTH ALONG THE WEST LINE OF LOT 2, 619.60 FEET DESIGNATED AS THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE WEST LINE OF SAID LOT 2; 179.53 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 2, 41.16 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD COMPANY THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID RAILROAD RIGHT OF WAY 226.13 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF LOT 2, 180.91 FEET TO THE POINT OF BEGINNING IN THE PARTITION OF THAT PART OF THE WEST 1/2 OF SECTION 14, LYING NORTH OF THE LITTLE CALUMET RIVER AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION II, (EXCEPT RAILROAD LANDS) ALL IN TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION II, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A PART OF LOT 2, IN PARTITION OF THAT PART OF THE WEST 1/2 OF SECTION 14 LYING NORTH OF LITTLE CALUMET RIVER AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD LANDS) BEING PART OF THE ELIZABETH BERGER RECORDED AUGUST 13, 1879 AS DOCUMENT 233003 IN THE RECORDER'S OFFICE, COOK COUNTY, ILLINOIS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF THE FORMER CHICAGO, ST. LOUIS AND PITTSBURGH RAILROAD COMPANY'S 100 FOOT WIDE RIGHT OF WAY WITH AN EASTERLY PROJECTION (EXTENSION) OF THE SOUTH LINE OF LOT 36 OF SCHMIDT AND WATERMAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1958 AS DOCUMENT 17338578, SAID POINT OF INTERSECTION ALSO BEING 81 FEET OF THE NORTHEAST CORNER OF THE 407.3 FOOT EAST-WEST BY 569.6 FOOT NORTH-SOUTH WATERMAN SCHOOL SITE AND THE SAIL POINT OF INTERSECTION ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND OWNED BY THE ILLINOIS CONFERENCE OF THE UNITED CHURCH OF CHRIST; THENCE SOUTH 38 DEGREES 40 MINUTES EAST ON SAID SOUTHWESTERLY 100-FOOT WIDE RIGHT OF WAY LINE OF AFORESAID RAILROAD FOR A DISTANCE OF 60 FEET; THENCE WEST ON A LINE PARALLEL TO AND 47.7 FEET SOUTH OF THE AFORESAID EASTERLY PROJECTION (EXTENSION) OF THE SOUTH LINE OF LOT 36 OF AFORESAID SCHMIDT AND WATERMAN SUBDIVISION FOR A DISTANCE OF 117.6 FEET TO THE EAST LINE OF SAID WATERMAN SCHOOL SITE; (SAID LINE ALSO BEING THE EAST LINE OF THE WEST 105 FEET OF SAID LOT 2) THENCE NORTH ON SAID EAST LINE OF WATERMAN SCHOOL SITE FOR A DISTANCE OF 47.7 FEET TO THE AFORESAID EASTERLY PROJECTION (EXTENSION) OF THE SOUTH LINE OF SAID LOT 36; THENCE EAST ON SAID LOT 36 EASTERLY PROJECTION (EXTENSION) 81 FEET TO THE SOUTHWESTERLY RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE FORMER 100 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, ST. LOUIS AND PITTSBURGH RAILROAD COMPANY IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY BEING THE SOUTHEASTWARDLY EXTENSION OF THE NORTHEASTERLY LINE OF SCHMIDT AND WATERMAN SUBDIVISION, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED OCTOBER 6, 1958 AS DOCUMENT 17338578) MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF SAID RIGHT OF WAY WITH THE SOUTH LINE OF AFORESAID SECTION 11; THENCE NORTH 38 DEGREES 40 MINUTES WEST ON SAID CENTERLINE 715.3 FEET TO THE POINT OF BEGINNING; THENCE WEST 64.03 FEET TO THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY; THENCE NORTH 38 DEGREES 40 MINUTES WEST ON THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY FOR A DISTANCE OF 289.93 FEET; THENCE EAST 128.06 FEET; THENCE SOUTH 38 DEGREES 40 MINUTES EAST ON THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY FOR A DISTANCE OF 289.93 FEET; THENCE WEST 64.03 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE 100.00 FOOT WIDE COLUMBUS, CHICAGO AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY (ALSO KNOWN AS THE PENNSYLVANIA RAILROAD RIGHT OF WAY, THE PITTSBURGH, CINCINNATI, CHICAGO, ST. LOUIS RAILROAD RIGHT OF WAY, OR THE CONSOLIDATED RAIL CORPORATION (CONRAIL) RIGHT OF WAY LYING IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AND LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE, EXTENDED EAST OF LOT 8 BLOCK 4 OF SCHMIDT AND WATERMAN SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS AS PER

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PLAT THEREOF RECORDED OCTOBER 6, 1958 AS DOCUMENT NUMBER 17338578) AND LYING NORTHWESTERLY OF THE NORTHERLY LINE OF THE FOLLOWING DESCRIBED PARCEL OF LAND; COMMENCING AT THE POINT OF INTERSECTION OF THE 100.00 FOOT WIDE RIGHT OF WAY CENTERLINE OF THE COLUMBUS, CHICAGO, AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY (ALSO KNOWN AS THE PENNSYLVANIA RAILROAD RIGHT OF WAY, THE PITTSBURGH, CINCINNATI, CHICAGO, ST. LOUIS RAILROAD RIGHT OF WAY, OR THE CONSOLIDATED RAIL CORPORATION (CONRAIL) RIGHT OF WAY) WITH THE SOUTHLINE OF SAID SECTION 11; THENCE NORTH 38 DEGREES 40 MINUTES WEST, ALONG SAID CENTERLINE, 715.30 FEET, TO THE POINT OF BEGINNING; THENCE WEST 64.03 FEET TO THE SOUTHWESTERLY LINE OF THE 100.00 FOOT WIDE COLUMBUS, CHICAGO AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY (ALSO KNOWN AS THE PENNSYLVANIA RAILROAD RIGHT OF WAY, THE PITTSBURGH, CINCINNATI, CHICAGO, ST. LOUIS RAILROAD RIGHT OF WAY, OR THE CONSOLIDATED RAIL CORPORATION (CONRAIL) RIGHT OF WAY), THENCE NORTH 38 DEGREES 40 MINUTES WEST, ALONG SAID SOUTHWESTERLY LINE 289.93 FEET; THENCE EAST 128.06 FEET, TO THE NORTHEASTERLY LINE OF THE 100.00 FOOT WIDE COLUMBUS, CHICAGO, AND INDIANA CENTRAL RAILWAY COMPANY RIGHT OF WAY (ALSO KNOWN AS THE PENNSYLVANIA RAILROAD RIGHT OF WAY, THE PITTSBURGH, CINCINNATI, CHICAGO, ST. LOUIS RAILROAD RIGHT OF WAY, OR THE CONSOLIDATED RAIL CORPORATION (CONRAIL), RIGHT OF WAY); THENCE SOUTH 38 DEGREES 40 MINUTES EAST, ALONG SAID NORTHEASTERLY LINE, 289.93 FEET; THENCE WEST 64.03 FEET, TO THE POINT OF BEGINNING.

AND

DESCRIBING A PARCEL OF LAND LYING WITHIN THE ABOVE DESCRIBED PROPERTY, COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID DESCRIBED PROPERTY; THENCE NORTH 38 DEGREES 38 MINUTES 14 SECONDS WEST A DISTANCE OF 216.12 FEET TO A POINT; THENCE NORTH 51 DEGREES 21 MINUTES 46 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE SOUTH 38 DEGREES 38 MINUTES 14 SECONDS EAST A DISTANCE OF 292.76 FEET TO A POINT; THENCE SOUTH 88 DEGREES 49 MINUTES 45 SECONDS WEST A DISTANCE OF 125.99 FEET TO A POINT OF COMMENCEMENT.

Permanent Index #'s: 29-11-316-008-0000 Vol. 203 and 29-11-316-005-0000 Vol. 203 and 29-11-316-007-0000 Vol. 203 and 29-11-313-061-0000 Vol. 203 and 29-11-313-064-0000 Vol. 203

Property Address: 1130 East 154th Street, South Holland, Illinois 60473

Property of Cook County Clerk's Office