

MECHANIC'S LIEN:
CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

JEFFEX LLC

CLAIMANT

-VS-

CR Roosevelt LLC
The Bancorp Bank
American Pacific Financial Corporation
CR REALTY ADVISORS, LLC
Noru Captial, LLC
2600 Roosevelt Associates, LLC

DEFENDANT(S)

The claimant, **JEFFEX LLC** of Gurnee, IL 60031 County of **Lake**, hereby files a claim for lien against **CR REALTY ADVISORS, LLC**, located at 325 W. Huron Street, Suite 230 Chicago, State of IL, Contractor and on information and belief Agent and Receiver for Owner(s) (hereinafter known as Contractor/Agent/Receiver) and **CR Roosevelt LLC, Current Owner**, Chicago, IL 60654 and **2600 Roosevelt Associates, LLC**, Chicago, Prior Owner, {hereinafter collectively referred to as "owner(s)"} and **The Bancorp Bank** Wilmington, DE 19809 **American Pacific Financial Corporation** Grand Terrace, CA 92313 {hereinafter collectively referred to as "lender(s)"} and **Noru Capital, LLC**, as Party In Interest, and states:

That on or about **05/01/2012**, the Prior Owner owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **1105 - 1127 S. Washtenaw Chicago, IL 60608**

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

A/K/A: **Tax # 16-13-418-004; 16-13-418-005; 16-13-418-007; 16-13-418-008; 16-13-418-009; 16-13-418-014**

and **CR REALTY ADVISORS, LLC** was the Owner's Contractor/Agent/Receiver for the improvement thereof. That on or about **05/01/2012**, said Contractor/Agent/Receiver made a contract with the claimant to provide **demolition work** for and in said improvement, and that on or about **04/05/2013** the claimant completed thereunder all that was required to be done by said contract.

UNOFFICIAL COPY

The following amounts are due on said contract:

Contract	\$163,000.00
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$0.00

Total Balance Due \$163,000.00

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **One Hundred Sixty-three Thousand and 00/100ths (\$163,000.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interests, if any, and improvements, and on the moneys or other considerations due or to become due from the Owner(s) under said contract against said Contractor/Agent/Receiver and Owner(s).

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.

JEFFEX LLC

BY: 
Managing Member

Prepared By:
JEFFEX LLC
3535 Washington St.
Ste. 100
Gurnee, IL 60031

VERIFICATION

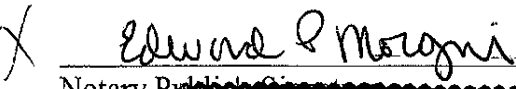
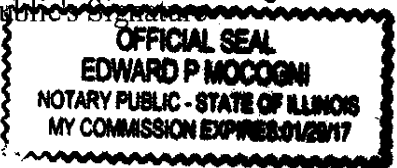
State of Illinois

County of Lake

The affiant, Jeffrey Cioni, being first duly sworn on oath deposes and says that the affiant is Managing Member 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.

X 
Managing Member

Subscribed and sworn to
before me this May 16, 2013.

X 
Notary Public's Signature


PARCEL A

PARCEL 1:

THAT PORTION OF LOTS 3 AND 4 IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE EAST 100.00 FEET) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID

RESUBDIVISION RECORDED DECEMBER 14, 1908 AS DOCUMENT 4301729, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A LINE 264.19 FEET NORTH OF THE SOUTH LINE OF LOT 4, A DISTANCE OF 464.55 FEET EAST OF THE WEST LINE OF LOT 4; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 82.54 FEET; THENCE WEST PARALLEL WITH SAID SOUTH LINE OF LOT 4, A DISTANCE OF 218.63 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 82.54 FEET; THENCE EAST, A DISTANCE OF 218.63 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL B/PARCEL 1 ABOVE, AS FOLLOWS:

- (A) OVER THE NORTH 9.96 FEET OF THE WEST 464.55 FEET OF THE SOUTH 264.19 FEET OF LOT 4 IN THE RESUBDIVISION OF STARR'S SUBDIVISION AFORESAID, AS RESERVED IN THE DEED FROM ALLIS CHALMERS MANUFACTURING COMPANY, A CORPORATION OF DELAWARE DATED AUGUST 11, 1916 AND RECORDED OCTOBER 16, 1916 AS DOCUMENT 5965714;
- (B) OVER THE SOUTH 9.96 FEET OF THE PART OF LOTS 3 AND 4 IN THE RESUBDIVISION OF STARR'S SUBDIVISION AFORESAID; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 145.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AND 141.14 FEET EAST OF THE WEST LINE OF LOT 3; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 105.92 FEET; THENCE SOUTH, A DISTANCE OF 202.69 FEET TO A POINT, WHICH LIES 245.90 FEET EAST OF THE WEST LINE OF LOTS 3 AND 4 AND 264.19 FEET NORTH OF THE NORTH LINE OF 12TH STREET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 105.92 FEET; THENCE NORTH, A DISTANCE OF 202.69 FEET TO POINT OF BEGINNING, AS RESERVED IN THE DEED FROM ALLIS CHALMERS MANUFACTURING COMPANY, A CORPORATION OF DELAWARE TO JULIAN JACKSON DATED APRIL 8, 1920 AND RECORDED JUNE 6, 1923 AS DOCUMENT 7967449; AND
- (C) OVER THE NORTH 9.96 FEET OF THE SOUTH 274.15 FEET OF THAT PART OF LOTS 3 AND 4 IN THE RESUBDIVISION OF STARR'S SUBDIVISION AFORESAID LYING WEST OF A STRAIGHT LINE COMMENCING AT A POINT 264.19 FEET NORTH OF 12TH STREET AND 139.98 FEET EAST OF THE WEST LINE OF SAID LOT 4 AND ENDING AT A POINT 145.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AND 141.14 FEET EAST OF THE WEST LINE OF SAID LOT 3, AS RESERVED IN THE DEED FROM ALLIS CHALMERS MANUFACTURING COMPANY, A CORPORATION OF DELAWARE TO NORTH-SIDE SASH AND DOOR COMPANY, DATED JUNE 10, 1930 AND RECORDED JUNE 13, 1930 AS DOCUMENT 10682132, IN COOK COUNTY, ILLINOIS.

PARCEL B

PARCEL 1:

THAT PART OF LOTS 3 AND 4 IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE EAST

UNOFFICIAL COPY

100.00 FEET THEREOF) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 145.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AND 141.14 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 105.92 FEET; THENCE SOUTH, A DISTANCE OF 202.69 FEET TO A POINT WHICH LIES 245.90 FEET EAST OF THE WEST LINE OF SAID LOTS 3 AND 4 AND 264.19 FEET NORTH OF THE NORTH LINE OF 12TH STREET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 105.92 FEET; THENCE NORTH, A DISTANCE OF 202.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3 IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, (EXCEPT THE EAST 100.00 FEET THEREOF) IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1908 IN BOOK 101, PAGE 41 AS DOCUMENT 4301729, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 3, (BEING THE EAST LINE OF WASHTENAW AVENUE) A DISTANCE OF 45.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE EAST ON LINE PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 142.42 FEET, MORE OR LESS TO THE CENTERLINE OF A PARTY WALL FORMING THE EAST WALL OF THE BUILDING LOCATED ON THE LAND HEREBY CONVEYED; THENCE SOUTHERLY ALONG THE CENTERLINE OF SAID PARTY WALL, A DISTANCE OF 81.62 FEET, MORE OR LESS TO THE POINT OF ITS INTERSECTION WITH THE CENTERLINE OF PARTY WALL FORMING THE SOUTH WALL OF THE BUILDING LOCATED ON THE LAND HEREBY CONVEYED; THENCE WEST ALONG THE CENTERLINE OF SAID LAST DESCRIBED PARTY WALL, A DISTANCE OF 142.42 FEET, MORE OR LESS TO THE WEST LINE OF LOT 3 AND THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK 3, A DISTANCE OF 81.62 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOTS 3 AND 4 IN THE RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼, (EXCEPT THE EAST 100.00 FEET THEREOF) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1908 IN BOOK 101, PAGE 41 AS DOCUMENT 4301729, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 142.42 FEET EAST OF THE WEST LINE OF SAID LOT 3 AND 45.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3, (WHICH POINT OF BEGINNING LIES IN THE CENTERLINE OF THE BRICK WALL WHICH STANDS AS

UNOFFICIAL COPY

THE WEST WALL OF A BRICK AND STEEL FACTORY BUILDING KNOWN AS THE ALLIS-CHALMERS MACHINE SHOP); THENCE RUNNING EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 104.52 FEET TO A POINT IN THE CENTERLINE OF THE EAST WALL OF SAID BRICK AND STEEL FACTORY BUILDING; THENCE RUNNING SOUTH, A DISTANCE OF 100.00 FEET TO A POINT IN THE CENTERLINE OF SAID EAST WALL, WHICH LIES 145.62 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AND 246.36 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 105.22 FEET TO A POINT ON THE OUTSIDE OF SAID WEST BRICK WALL, WHICH LIES 141.14 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE NORTH ALONG THE OUTSIDE OF SAID WEST WALL, A DISTANCE OF 18.38 FEET TO THE OUTSIDE SOUTH WALL OF A BRICK BUILDING KNOWN AS THE "SHIPPING ROOM"; THENCE EAST 0.7 OF A FOOT TO THE CENTER OF SAID WEST WALL OF SAID ALLIS-CHALMERS MACHINE SHOP; THENCE NORTH A DISTANCE OF 81.62 FEET TO THE POINT BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOTS 3 AND 4 IN RESUBDIVISION OF STARR'S SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼, OF THE SOUTHEAST ¼, (EXCEPT THE EAST 100.00 FEET THEREOF) IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF WASHTENAW AVENUE 127.24 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3 AFORESAID; THENCE SOUTH ALONG EAST LINE OF WASHTENAW AVENUE, A DISTANCE OF 221.07 FEET, MORE OR LESS TO A POINT 264.19 FEET NORTH OF THE NORTH LINE OF ROOSEVELT ROAD (AS WIDENED); THENCE EAST OF LINE PARALLEL TO THE NORTH LINE OF LOT 3 AFORESAID, A DISTANCE OF 139.98 FEET TO THE WEST LINE OF LAND CONVEYED TO JULIAN S. JACKSON BY DEED DOCUMENT 7967449; THENCE NORTHERLY ALONG SAID JACKSON'S WEST LINE, A DISTANCE OF 221.09 FEET TO A POINT, WHICH IS 127.24 FEET SOUTH OF THE NORTH LINE OF LOT 3 AND 141.24 FEET EAST OF THE EAST LINE OF WASHTENAW AVENUE; THENCE WEST ON LINE PARALLEL TO THE NORTH LINE OF LOT 3 AFORESAID, A DISTANCE OF 141.24 FEET, MORE OR LESS TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL c

THAT PART OF BLOCK 2 IN THE RESUBDIVISION OF STARR'S SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ (EXCEPT THE EAST 101.00 FEET THEREOF) OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 1908 AS DOCUMENT 4301729, IN COOK COUNTY, ILLINOIS.