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Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 07/03/2013 02:58 PM Pg: 1 of 3

Edwards Wildman Palmer LLP
225 West Wacker Drive, Suite 3000
Chicago, Illinois 60606-1229
312-201-2000

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) **SS.:**
COUNTY OF COOK)

The claimant, Aberdeen Construction Co. Inc., an Illinois corporation (Claimant), with an address at 3105 N. Ashland Avenue, Suite 134, Chicago, Illinois 60657, hereby files its Original Contractor's Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and against the interest of 2117-2139 N. Milwaukee Property, LLC f/k/a One Stop Loans, LLC and Illinois limited liability corporation (Owner), with an address at 2135 N. Milwaukee Avenue, Chicago, Illinois 60647; Amalgamated Bank of Chicago, Chicago, IL 60603 and PNC Bank, NA, successor to National City Bank, Chicago, IL 60606 (Lenders); Congress Corporation d/b/a Congress Theater, an Illinois corporation (Party in Interest) with an address at 2135 N. Milwaukee Avenue, Chicago, Illinois 60647; and any other person or entity claiming an interest in the Real Estate (as hereinafter described) by, through or under the Owner.

Claimant states as follows:

1. On or about March 16, 2004, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as 2117-39 N. Milwaukee Ave., Chicago, Illinois (Real Estate). The Real Estate is legally described as follows:

See Exhibit A Attached Hereto

The Permanent Real Estate Tax Number is 13-36-221-017-0000; 13-36-221-031-000; 13-36-221-032-0000.

2. On or about July 20, 2012, Claimant made a contract with the knowledge and consent of the Owner under which Claimant agreed to produce and provide all necessary labor, material and services required to complete renovations of existing 1st floor for a grocery store and coffee shop with accessory packaged goods and consumption including, but not limited to, obtaining city permits, holding regular client meetings, managing all subtrades during the construction process, and providing job site supervision throughout the construction process for an original contract amount of \$350,000.00.

3. The Contract amount was increased through change orders to \$390,000.00.

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4. Claimant last performed work under the Contract for which Claimant now claims a lien on March 13, 2013.

5. As of the date hereof, Claimant has performed work totaling \$320,500.00 and received payments totaling \$236,000.00 **leaving due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$84,500.00**, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$84,500.00 plus interest.

6. Claimant revokes any waiver of rights for which Claimant has not received payment.

Dated: July 3, 2013

ABERDEEN CONSTRUCTION CO. INC.

By: *Zlatan Coric*
Its: President

VERIFICATION

STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

Zlatan Coric, being first duly sworn on oath, states that he is the President of Claimant, Aberdeen Construction Co. Inc., an Illinois Corporation, that he is authorized to sign this Verification to the foregoing Original Contractors Claim for Mechanics Lien, that he has read the Original Contractor's Claim for Mechanics Lien, and that the statements contained therein are true.

Zlatan Coric

Subscribed and sworn to before me
this *3rd* day of July, 2013.



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Exhibit A

PARCEL 1:

LOTS 14 TO 18 BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) OF JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN THE SUBDIVISION BY JOHN GRAY GUARDIAN, OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THAT PART NORTH OF MILWAUKEE PLANK ROAD OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO

PARCEL 2:

THE VACATED ALLEY EAST OF AND ADJOINING LOTS 14 TO 18 BOTH INCLUSIVE, (EXCEPT THE NORTH 16 FEET OF SAID LOT 14) IN JAMES M. ALLEN'S SUBDIVISION AFORESAID

ALSO

PARCEL 3:

LOTS 12 TO 15 BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF SAID LOT 15 AND EXCEPT THAT PART LYING IN MILWAUKEE AVENUE) IN GRAY'S SUBDIVISION OF 8 ACRES EAST OF AND ADJOINING THE WEST 35.62 ACRES OF THE NORTHEAST 1/4 LYING NORTH OF MILWAUKEE PLANK ROAD OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 4:

THE VACATED EAST AND WEST ALLEY NORTH OF AND ADJOINING LOTS 12 TO 15 BOTH INCLUSIVE (EXCEPT THE EAST 3 FEET OF SAID LOT 15) IN GRAY'S SUBDIVISION AFORESAID;

ALSO

PARCEL 5:

LOTS 11 TO 15 BOTH INCLUSIVE, (EXCEPT THE EAST 3 FEET OF EACH OF SAID LOTS) IN HERMAN'S PAPSIE'S SUBDIVISION OF LOT 19 (EXCEPT THE NORTH 60 FEET THEREOF) IN JAMES M. ALLEN'S SUBDIVISION OF LOTS 8 TO 11 IN THE SUBDIVISION BY JOHN GRAY, GUARDIAN OF 8 ACRES NEXT EAST OF AND ADJOINING THE WEST 35.62 ACRES ABOVE MENTIONED, ALL IN COOK COUNTY, ILLINOIS.