## **UNOFFICIAL COPY**

STATE OF ILLINOIS )

SS
COUNTY OF COOK )

1332919275

Doc#: 1332919075 Fee: \$33.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 11/25/2013 12:42 PM Pg: 1 of 5

SUBCONTRACTOR'S CLAIM FOR LIEN

The claimant, Windy City Design & Development Corporation, of Chicago, Illinois, hereby files claim for lien agoinst Mega Development, Inc. (hereinafter referred to as "Contractor") of McHenry, Illinois, and SFI For City - Chicago LLC, a Delaware limited liability company (hereinafter referred to as "Owner"), of 760 1 S. Cicero Avenue, Chicago, Illinois, and states:

That on May 20, 2013, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

#### SEE LEGAL DESCRIPTION ATTACHED

#### SEE PERMANENT REAL ESTATE INDEX NUMBERS ATTACHED

Address of Premises:

7601 S. Cicero Avenue, Chicago, Illinois

and Contractor was Owner's contractor for the improvement thereof.

That on May 20, 2013, said Contractor made a subcontract with the Claimant for materials and labor to install a fire sprinkler system for and in said improvement, and that on September 2, 2013, the Claimant completed the installation thereof at the retail space known as Ross Dress for Less, Inc.:

That said Claimant was unjustly terminated after completing labor and materials in the amount of Thirty-Nine Thousand Nine Hundred Fifty Dollars and no/100 (\$39,950.00)

That said Contractor is entitled to credits on account thereof as follows: Fivelve Thousand Dollars and no/100 (\$12,000.00), leaving due, unpaid and owing to Claimant, after allowing all credits, the sum of Twenty-Seven Thousand Nine Hundred Fifty Dollars and no/100 (\$27,950.00) for which, with interest, the Claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from owner under said contract against said Contractor and Owner.

By:

Julia Jensen Smolka,

Attorney and Agent

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The affiant, Julia Jensen Smolka, being first duly sworn on oath, deposes and states that she is the Attorney and Agent for the Claimant; that she has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

> OFFICIAL SEAL STEPHANIE E WILSON DTARY PUBLIC - STATE OF ILLINOIS M / COMMISSION EXPIRES07/12/14

SUBSCRIBED 2. d SWORN TO before me this Andday of November, 2013.

Took County Clark's Office This instrument was prepared by and after recording return to:

Julia Jensen Smolka DiMonte & Lizak, LLC 216 W. Higgins Road Park Ridge, IL 60068 847/698-9600

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#### **EXHIBIT A**

### FORD CITY MALL-LEGAL DESCRIPTION

A tract of land comprised of part of Lot 1 and 2 in "Ford City Subdivision" of parts of the North 3/4 of Section 27 and the Southwest 1/4 of Section 22, both in Township 38 North. Range 13, East of the Third Principal Meridian, according to the plat thereof recorded April 29, 1986 as Document Number 86166800, in Cook County, Illinois, said tract of land bounded and described as follows:

Beginning at a Frint on the East line of Lot 2 in "Ford City Subdivision" which is 2506.00 feet, measured perpendicularly East from the West line of Section 27, and 1091.20 feet, measured perpendicularly. North non a straight line (hereinafter referred to as Line "A") which extends from a point on said Wes. line of Section 27 which is 644.66 feet South from the Northwest corner of the South 1/2 of said Section, to a point on the East line of said Section 27 which is 619.17 feet South from the Northeast corner of said South 1/2; thence West along a line 1091.20 feet North from and parallel with said Line "A", a distance of 324.00 feet; thence North along a line which is 2182.00 feet East from and parallel with the West line of Section 27, a distance of 196.07 feet to a point on the South line of Lot 1 aforesaid; thence West along said South line (being a line 1287.27 feet North from and profiled with Line "A"), a distance of 966.00 feet; thence North along a line which is 1216.00 feet Fast from and parallel with the West line of Section 27, a distance of 60.73 feet; thence West done a line which is 1348.00 feet North from and parallel with Line "A", a distance of 115.60 feet; thelice South along a line which is 1100.40 feet East from and parallel with the West line of Section 27, p distance of 60.73 feet to a point on the aforementioned South line of Lot 1; thence West along said South line, a distance of 417.95 feet: thence North along a line which is 682.45 feet East from and parallel with the West line of Section 27, a distance of 30.73 feet; thence West along a line which is 1318.00 feet North from and parallel with Line "A", a distance of 39.55 feet; thence South along a line which is 642.90 feet East from and parallel with the West line of Section 27, a distance of 30.73 feet to a point on the South line of Lot 1, aforesaid; thence West along said South line, a distance of 152.35 feet to an intersection with the Northward extension of the West face of an existing building; thence South along said Northward extension and along said West face (being a line 45%.55 feet East from and parallel with the West line of Section 27), a distance of 17.31 feet to an intersection with the North face of an existing building; thence West along said North face (being a line 1269.96 feet North from and parallel with Line A), a distance of 70.36 feet to an intersection with the East face of an existing building; thence North along said East face and along the Northward extension of said East face (being a line 420.19 feet East from and parallel with the West line of Section 27, a distance of 17.31 feet to a point on the aforementioned South line of Lot 1; thence West along said South line, a distance of 169.89 feet to an intersection with the Southward extension of the East line of Lot 4 in "Ford City Subdivision" aforesaid; thence North along said Southward extension, a distance of 4.73 feet to the Southeast corner of Lot 4 in "Ford City Subdivision" aforesaid; thence West along the South line of said Lot 4 a distance of 165.30 feet to a point of curve in said Southerly line; thence Northwesterly along said Southerly line, said Southerly line being here an arc of a circle, convex to the Southwest and having a radius of 25.0 feet, an arc distance of 39.27 feet to an intersection with the West line of said Lot 4, being also the East line of said South Cicero Avenue (said East line of said Cicero Avenue being a line

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60.00 feet East from and parallel with the West line of Section 27); thence South along said East line of South Cicero Avenue (said East line being also the East line of said Lot 2 in "Ford City Subdivision"), a distance of 1810.64 feet to the Southwest corner of said Lot 2, said Southwest corner being a point which is 198.82 feet, as measured along the Southward extension of said East line of South Cicero Avenue, North of the intersection of said Southward extension with the South line of the North 1/2 of the Southwest 1/4 of said Section 27; thence Southeastwardly along the Southerly line of said Lot 2 (said Southerly line being here the Northerly line of West 77th Street dedicated by Document Number 13112543), a distance of 760.75 feet to an angle point in said Southerly line of said Lot 2; thence Southwardly along a straight line, said line being perpendicular to said South line of the North 1/2 of the Southwest 1/4 of Section 27, a distance of 77.30 fort to an intersection with a line which is 33.00 feet North of and parallel with said South line of the North 1/2 of the Southwest 1/4 of Section 27, said point of intersection being 765.00 feet, as mercured along said parallel line. East of the intersection of said parallel line with a line which is 50.00 feet East of and parallel with said West line of Section 27; thence Fastwardly along said line which is 33.00 feet North of and parallel with said South line of the North 1/2 of the Southwest 1/4 of Section 27 (said line being here also the South line of said Lot 2), a distance of 512.33 feet to an intersection with the East line of the West 1/2 of the North 1/2 of the Southwest 1/4 of Section 27; theree Southwardly along said East line of the West 1/2 of the North 1/2 of the Southwest 1/4 of Section 27, a distance of 33.00 feet to the Southeast corner of the West 1/2 of the North 1/2 of the South 1/4, said Southeast corner being also on angle point in said Southerly line of Lot 2; thence Eastwardly along said South line of the North 1/2 of said Southwest 1/4, being also the Southerly line of Lot 2, a distance of 1178.70 feet to the Southeast corner of said Lot 2, said Southeast con er of Lot 2 being 700.55 feet, measured perpendicularly, South of said Line "A"; thence North Mong said East line of Lot 2 (said East line being a line which is 2506.00 feet, measured perpendicularly. East from said West line of Section 27, a distance of 1791.75 feet to the Point of Beginning.

EXCEPTING therefrom that part conveyed to The Tootsie Roll Company, an Illinois corporation by Trustees Deed recorded August 2, 2011 as document no. 112144401 (and more particularly described as follows:

Part of Lot 2, Ford City Subdivision, City of Chicago, Cook County, Illinois being more particularly described as follows:

Beginning at the Northwest comer of Lot O. Ford City Industrial Resubdivision, City of Chicago, Cook County, Illinois; thence South 00 degrees 00 minutes 00 seconds West, 196.07 feet; thence South 89 degrees 58 minutes 40 seconds East, 324.00 feet; thence South 00 degrees 00 minutes 00 seconds West, 86.41 feet; thence North 89 degrees 52 minutes 43 seconds West, 383.39 feet; thence North 45 degrees 02 minutes 43 seconds West, 82.89 feet; thence North 69 degrees 17 minutes 46 seconds West, 49.04 feet; thence North 89 degrees 58 minutes 00 seconds West, along the South edge of a roof overhang, 151.01 feet; thence 60.41 feet along the arc of a curve to the left having a radius of 90.70 feet and a long chord subtended bearing South 70 degrees 50 minutes 17 seconds West, 59.30 feet; thence South 46 degrees 22 minutes 51 seconds West, 81.23 feet; thence North 89 degrees 58 minutes 01 seconds West, along the South edge of a roof overhang, 315.29 feet; thence North 00 degrees 00 minutes 00 seconds East, 15.24 feet; thence North 89 degrees 58 minutes 40 seconds West, along the South face of an exterior stucco

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wall, 3.15 feet; thence North 00 degrees 00 minutes 00 seconds East, along the East face of an interior drywall wall, 49.52 feet; thence North 89 degrees 58 minutes 40 seconds West, along the North face of an interior drywall wall, 41.40 feet; thence North 00 degrees 00 minutes 00 seconds East, along the East face of an interior drywall wall, 6.42 feet; thence North 89 degrees 58 minutes 40 seconds West, along the North face of an interior drywall wall, 11.29 feet; thence North 00 degrees 00 minutes 00 seconds East, along the East face of an interior block wall, 210.22 feet; thence South 89 degrees 58 minutes 40 seconds East, along North line of said 1.012, 800.87 feet to the point of beginning.

Common Addiess: 7601 S. Cicero Avenue, Chicago, Illinois 60652

Permanent Index No. obers of the Property: 19-27-304-017-0000; 19-27-304-019-0000; 19-27-304-022-0000; 19-27-304-023-0000; 19-27-304-023-0000 (Affects the p.or.erty and other property); 19-27-100-065-0000; 19-27-100-066-0000; 19-27-100-067-0000