



Doc#: 1425350038 Fee: \$34.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/10/2014 01:01 PM Pg: 1 of 6

TAL-MAR CUSTOM METAL FABRICATORS, INC.'S VERIFIED CLAIM FOR LIEN

The claimant-contractor, Tal-Mar Custom Metal Fabricators, Inc. ("Tal-Mar"), located at 4632 W. 138th Street, Crestwood, Illinois 60445 hereby files (and records) its claim and notice thereof for a lien against Alsip Acquisition, LLC (the "Owner"), located at 13101 South Pulaski Road, Alsip, Illinois 60803 and in support thereof states as follows:

On March 24, 2014, and for a period of time prior and subsequent thereto (including at all times while Tal-Mar was on the property of the Owner and providing materials and services as stated herein), the Owner of the aforesaid real estate located at 13101 South Pulaski Road, Alsip, Illinois 60803 operated a paper company at that location under the assumed names FutureMark Paper Company and FutureMark Alsip ("FutureMark"). Watermill-Alsip Partners, LP, located at One Cranberry Hill Road, Lexington, Massachusetts, was the Manager of Alsip Acquisition, LLC.

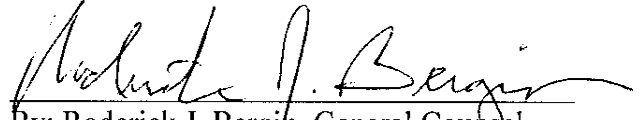
Under a contract entered on March 24, 2014 between FutureMark and Tal-Mar, FutureMark received materials and services provided by Tal-Mar for repairs and maintenance, which included the furnishing of materials, equipment replacement, regularly required shut-down and related services, which improved the aforesaid real property (*viz.*, Property Real Estate Index Number ["PIN"] 24-35-101-055-0000) owned by Alsip Acquisition, LLC. The aforesaid "services and materials" provided by Tal-Mar under its contract with FutureMark were necessary: enabling FutureMark to conduct its business and provide products to its customers for which it was paid. Appended hereto and incorporated herein as Tal-Mar's Group Exhibit A are the legal description of the Owner's real property and corresponding PIN, commonly described as 13101 South Pulaski Road, Alsip, Illinois 60803, an aerial view of the Owner's property including the "Depicted Building Number 1" where Tal-Mar's materials, equipment and services were provided under the above March 24, 2014 contract, thus improving the Owner's property, and Tal-Mar's notice of claim and lien. Tal-Mar submits this [appended] information to merely effect further clarity as to the location of the materials and services provided FutureMark by Tal-Mar under the above contract while asserting however that neither allocation nor apportionment (*i.e.*, the above PIN *vis-à-vis* the legal description) is necessary or otherwise required.

On July 18, 2014, Tal-Mar completed all work to be performed and all materials and equipment to be supplied under the aforesaid contract with FutureMark. Accordingly, under the aforesaid contract between FutureMark and Tal-Mar there is due and owing Tal-Mar for the aforesaid materials, equipment and services, with no credits due the Owner or FutureMark, the sum of \$125,211.00 which Tal-Mar now claims a lien for said sum of One Hundred Twenty-Five Thousand Two Hundred Eleven (\$125,211.00) Dollars, with interest, on the aforesaid land and

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improvements in addition to the money or other consideration due or to become due and owing the Owner and FutureMark.

Tal-Mar Custom Metal Fabricators, Inc.,

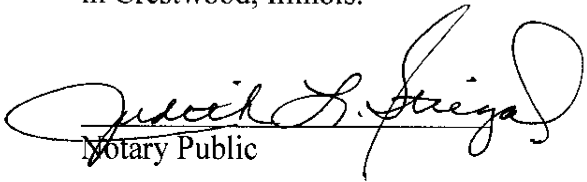

By: Roderick J. Bergin, General Counsel

CONTRACTOR'S AFFIDAVIT

The affiant, David Liskovec, having been duly sworn under oath states that he is the Shop Superintendent of the claimant-contractor Tal-Mar Custom Metal Fabricators, Inc. and that he has read the foregoing claim for lien (and notice thereof), the contents and subject matter of which he has personal knowledge. He further states that the statements in the foregoing claim for lien (and notice thereof) are true.


By: David Liskovec

Subscribed and sworn to before me
on this 10th day of September, 2014
in Crestwood, Illinois.


Notary Public



This instrument was prepared by
Roderick J. Bergin and after recording
should be mailed to:

Roderick J. Bergin
Roderick J. Bergin & Associates
427 Ferndale Road
Suite 300
Glenview, IL 60025
(Attorney ARDC No.: 0181730)

UNOFFICIAL COPY**EXHIBIT A**
LEGAL DESCRIPTION [PIN: 24-35-101-055-0000]

PARCEL 1: THE WEST 1/2 OF THE SOUTHWEST 1/4 (EXCEPTING THE SOUTH 1870 FEET THEREOF AND ALSO EXCEPTING THE WEST 50 FEET THEREOF) AND EXCEPTING THAT PART TAKEN BY THE COUNTY OF COOK IN DEED RECORDED AS DOCUMENT 24457221 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 2 (EXCEPT THE NORTH 20 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN) AND LOTS 3 AND 4 (EXCEPT THE NORTH 44 FEET THEREOF AND EXCEPT THAT PORTION LYING SOUTH OF A LINE 40 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND EXCEPT THE NORTH 10 FEET OF THE SOUTH 17 FEET OF THE WEST 157.27 FEET OF SAID LOT 3) ALL IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED LAND: THE NORTHWEST 1/4 (EXCEPT THE EAST 20 ACRES AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTHWEST 1/4 LYING WEST OF THE SAID 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS.

PARCEL 3A: LOT 1 (EXCEPT THE SOUTH 560.00 FEET OF THE WEST 160.00 FEET) AND (EXCEPT THE NORTH 20.00 FEET THEREOF) (AND EXCEPT THE SOUTH 17 FEET LYING EAST OF THE WEST 160 FEET THEREOF AS CONDEMNED IN CASE 78L 4097) IN BLUE ISLAND GARDENS, A SUBDIVISION OF THE SOUTH 1/2 OF THE FOLLOWING DESCRIBED LAND: THE NORTHWEST 1/4 (EXCEPT THE EAST 20 ACRES THEREOF AND EXCEPT THE WEST 1/11TH OF THAT PART OF SAID NORTHWEST 1/4 LYING WEST OF SAID EAST 20 ACRES) OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO THE SOUTH 1/2 OF THE WEST 1/11TH OF THAT PART OF THE NORTHWEST 1/4 LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35 EXCEPT THE NORTH 20.00 FEET THEREOF AND EXCEPT THE SOUTH 593.00 FEET THEREOF AND EXCEPT THE WEST 50.00 FEET THEREOF ALL IN TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS.

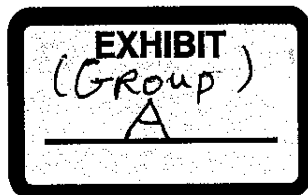
ALSO

PARCEL 3B: THE SOUTH 593.00 FEET OF THE WEST 1/11TH OF THAT PART OF THE NORTHWEST 1/4 LYING WEST OF THE EAST 20 ACRES THEREOF, OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS EXCEPT THE SOUTH 33.00 FEET THEREOF, AND EXCEPT THE WEST 50.00 FEET THEREOF AND EXCEPT THAT PORTION OF THE LAND CONDEMNED IN CASE 78L 4097 ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: THE SOUTH 560 FEET OF THE WEST 160 FEET (EXCEPT THE SOUTH 17 FEET THEREOF) OF LOT 1 IN BLUE ISLAND GARDENS SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1921 AS DOCUMENT 7070833, IN COOK COUNTY, ILLINOIS.

PARCEL 5: EASEMENT FOR THE BENEFIT OF THE AFORESAID PARCELS, FOR THE SOLE AND EXCLUSIVE PURPOSE TO WITHDRAW WATER FROM THE CALUMET-SAG CHANNEL AND FOR THE RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REMOVING OF A PUMPING

STATION, ALONG THE NORTHERLY BANK OF THE CALUMET-SAG CHANNEL AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 6, 2007 AND RECORDED AUGUST 27, 2009 AS DOCUMENT NUMBER 0923922088.



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DEPICTED BUILDING NUMBER



Google earth

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Google earth

feet
meters



Property of Cook County Clerk's Office

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NOTICE OF CLAIM AND LIEN OF TAL-MAR CUSTOM METAL FABRICATORS, INC.

TO: Alsip Acquisition, LLC
13101 S. Pulaski Road
Alsip, IL 60803

Illinois Corp. Service
Agent of Alsip Acquisition, LLC
801 Adlai Stevenson Drive
Springfield, IL 62703

FutureMark Paper Company
13101 S. Pulaski Road
Alsip, IL 60803

FutureMark Alsip
13101 S. Pulaski Road
Alsip, IL 60803

Watermill-Alsip Partners, LP (Manager)
One Cranberry Hill Road
Lexington, MA 02421

Wells Fargo Bank, National Association
300 Commercial Street
Boston, MA 02109

SENT CERTIFIED MAIL, RETURN RECEIPT REQUESTED, DELIVERY
RESTRICTED TO ADDRESSEE ONLY ON SEPTEMBER 11, 2014.

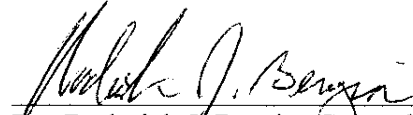
YOU ARE HEREBY NOTIFIED that on March 24, 2014 Tal-Mar Custom Metal Fabricators, Inc. ("Tal-Mar") of 4632 W. 138th Street, Crestwood, Illinois 60443 was employed by FutureMark Paper Company ("FutureMark"), located at 13101 S. Pulaski Road, Alsip, IL 60803 to furnish materials, equipment and services at its above Alsip, Illinois plant facility. The scope of the March 24, 2014 agreement between the parties (see accompanying mechanic's lien) delineated that Tal-Mar would provide FutureMark various repairs and maintenance, including the furnishing of materials, equipment replacement, and regularly required shut-down and related services. Said materials and services also benefited Alsip Acquisition, LLC, the owner of the above Alsip, Illinois real estate, where FutureMark was located and conducted its business, since the materials and services provided by Tal-Mar improved the aforesaid real property (*viz.*, Property Real Estate Index Number ["PIN"] 24-35-101-055-0000) owned by Alsip Acquisition, LLC.

On July 18, 2014, Tal-Mar completed all work to be performed and all materials and equipment to be supplied under the aforesaid contract with FutureMark. Accordingly, under the

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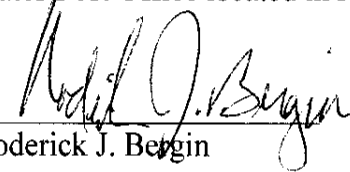
aforesaid contract between FutureMark and Tal-Mar there is due and owing Tal-Mar for the aforesaid materials, equipment and services, with no credits due the Owner or FutureMark, the sum of \$125,211.00 which Tal-Mar now claims a lien for said sum of One Hundred Twenty-Five Thousand Two Hundred Eleven (\$125,211.00) Dollars, with interest, on the aforesaid land and improvements in addition to the money or other consideration due or to become due and owing the Owner and FutureMark.

Tal-Mar Custom Metal Fabricators, Inc.,

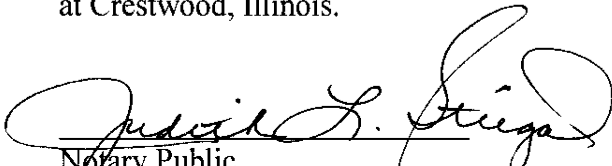

By: Roderick J. Bergin, General Counsel

CERTIFICATE OF SERVICE

The undersigned attorney hereby certifies that he caused the foregoing notice of claim and lien of Tal-Mar (in addition to companion copies of Tal-Mar's recorded mechanic's lien) to be mailed as described to the above entities on this 10th day of September, 2014 from the United States Post Office located in Kenilworth, Illinois.


Roderick J. Bergin

Subscribed and sworn to before
me on this 10th day of September, 2014
at Crestwood, Illinois.


Notary Public



Roderick J. Bergin
Roderick J. Bergin & Associates
427 Ferndale Road
Suite 300
Glenview, IL 60025
847-501-4500