



1426016056

Doc#: 1426016056 Fee: \$32.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/17/2014 02:44 PM Pg: 1 of 3

Prepared by:

Name: ROBERT HABIB  
Attorney at Law  
77 W. Washington St., #411  
Chicago, IL 60602

Return to:

GARCIA ROOFING  
4860 W. NEWPORT  
CHICAGO, IL 60641

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SUBCONTRACTOR'S MECHANIC'S LIEN  
NOTICE AND CLAIM

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

The undersigned Claimant, GARCIA ROOFING, of Illinois, County of Cook, ("the Claimant"), hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois against MNS Warehouse LLC regarding the property commonly known as 1932 N 15<sup>th</sup> Ave, Melrose Park, IL 60160, County of Cook, (the "Owners(s)"), and states as follows:

1. Owner(s) now holds title to that certain real property in the County of Cook, State of Illinois, State of Illinois (the "Property"), to wit:

SEE ATTACHED

The Property is commonly known as 1932 N 15<sup>th</sup> Ave, Melrose Park, IL  
County of Cook, Permanent Real Estate Index Number: 12-34-403-006-0000.

2. In \_\_\_\_\_ Claimant and Owner(s) entered into that certain agreement ("the Contract") for the performance of HVAC and/or the delivery of certain materials by Claimant ("the Work") for the sum of:  
**Twenty Thousand and No/100 Dollars (\$20,000.00)**
3. On or about June 10, 2014, Claimant completed all of the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.
4. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor and materials was furnished, delivered and performed, and the work contemplated under the Contract completed, on or about **June 10, 2014**.
5. There is now justly due and owing the Claimant after allowing to the Owner(s) all credits, deductions and offsets, the sum of **\$21,195.00** plus interest at the rate specified in the Illinois Mechanics Lien Act.
6. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner(s) and all persons interested therein for **\$21,195.00** plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

# UNOFFICIAL COPY

GARCIA ROOFING

BY: *X Celso Garcia*  
CELSO GARCIA

STATE OF ILLINOIS        )  
  ) SS:  
COUNTY OF C O O K        )

The Affiant, CELSO GARCIA, being first duly sworn on oath deposes and says he is one of the principals of GARCIA ROOFING ("Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of Affiant's knowledge.

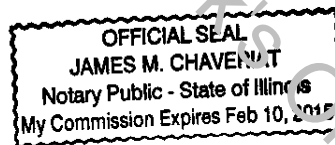
GARCIA ROOFING

BY: *X Celso Garcia*  
CELSO GARCIA

SUBSCRIBED & SWORN to before me

this 13<sup>th</sup> day of September, 2014.

*James M. Chavemat*  
NOTARY PUBLIC



# UNOFFICIAL COPY

## EXHIBIT A TO QUIT CLAIM DEED

### LEGAL DESCRIPTION

#### PARCEL I

THAT PART OF LOTS 2 AND 3 OF THE SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SAID LOT 3, SAID POINT BEING 469.13 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34, MEASURED ALONG THE EAST LINE OF SAID LOT 3 (CENTER LINE OF 15TH AVENUE); THENCE WEST, A DISTANCE OF 297.46 FEET, MEASURED ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 34; THENCE NORTH, A DISTANCE OF 150 FEET, MEASURED ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 3 AND LOT 2; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 34, TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 2; THENCE SOUTH, ALONG SAID EAST LINE OF LOT 2 AND OF LOT 3 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL II

A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I, FOR INGRESS AND EGRESS BY AUTOMOBILE OR OTHER VEHICLE OR ON FOOT OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED LAND;

THAT PART OF LOT 2 IN THE SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2, SAID POINT BEING 619.13 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 34, MEASURED ALONG THE CENTERLINE OF 15<sup>TH</sup> AVENUE (SAID CENTERLINE BEING THE EAST LINE OF SAID LOT 2 AND ALSO OF LOT 3); THENCE CONTINUING NORTH ON SAID CENTERLINE A DISTANCE OF 20 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 223 FEET; THENCE SOUTH ALONG A LINE PARALLEL TO THE CENTERLINE OF 15<sup>TH</sup> AVENUE A DISTANCE OF 20 FEET; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 223 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY;

AS CREATED BY EASEMENT AGREEMENT DATED JANUARY 29, 1993 AND RECORDED FEBRUARY 3, 1993 AS DOCUMENT NO. 93089882, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1932 15TH AVENUE, MELROSE PARK, ILLINOIS 60160  
PIN: 12-34-403-006