

# UNOFFICIAL COPY



PREPARED BY, RECORDING  
REQUESTED BY AND RETURN TO:

Richard S. Townley  
Casualty Recovery Group, Inc.  
7705 West 99th Street  
Hickory Hills, IL 60457

Doc#: 1426948056 Fee: \$34.00  
RHSP Fee: \$9.00 RFRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/26/2014 01:17 PM Pg: 1 of 6

## ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

THE Lien Claimant, Casualty Recovery Group, Inc., 7705 West 99th Street, Hickory Hills, IL 60457, Phone: (708) 761-5062, Fax: (708) 567-8739, hereby files a Claim for Mechanic's Lien against S.N.A.P, an Illinois Partnership, Alex Christopher, 18124 Weage Pkwy, Suite 1001, Reno, NV 89511, Phone: (708) 404-0202 (hereinafter, collectively 'Owner'), and all other persons having or claiming an interest in the below described real estate, and states as follows:

1) On May 4, 2013, Owner owned in fee simple the following described land in the County of Cook, State Of Illinois, common address: Cermak, 2001 W. Cermak Rd, Broadview, IL 60155, Permanent Index Number 15-22-311-003-0000, and hereinafter together with all improvements known as premises;

A more complete legal description of the property subject to the lien follows: See Property Description: Exhibit A.

THE REAL PROPERTY ADDRESS OR ITS ADDRESS IS COMMONLY KNOWN AS 2100 WEST 21ST, 2900 SOUTH 21ST AVE, AND 2100 W CERMAK, BRAODVIEW, IL 60155.

2) That on May 3, 2013, the claimant made a contract with said Owner to provide See Exhibit C for the improvement on said land for the sum of \$174,623.27 and on July 26, 2013, completed thereunder;

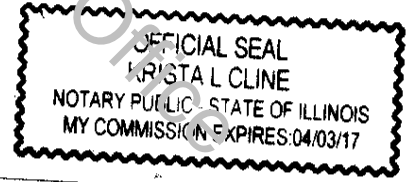
3) That the Claimant did extra and additional work on, and delivered extra and additional materials at said premises of the value of \$837.00;

4) That said Owner, S.N.A.P, an Illinois Partnership, Alex Christopher, is entitled to credits on account thereof, as follows, to wit. \$95,771.35, leaving due, unpaid and owing to the Claimant on account thereof, after allowing all credits, the balance of \$79,688.92 for which, with interest, the Claimant claims a lien on said land and improvements.

Dated September 26, 2014 for Casualty Recovery Group, Inc., 7705 West 99th Street, Hickory Hills, IL 60457, Phone: (708) 761-5062, Fax: (708) 567-8739

By: Richard S. Townley Richard S. Townley, President  
ACKNOWLEDGEMENT BY NOTARY PUBLIC

State of Illinois )  
  ) §  
County of Cook                    )



The affiant Richard S. Townley being duly sworn on oath deposes and says that he is President of Casualty Recovery Group, Inc., the Claimant; that he has read the foregoing notice and Claim For Lien, knows the contents thereof, and that all the statements therein contained are true.

SUBSCRIBED and SWORN TO on the 24th day of September 2014 before me, , NOTARY PUBLIC.

Signature Kristal Cline  
My Commission Expires: // 4/3/2017

# UNOFFICIAL COPY

## Exhibit A - Property Description

Owner: S.N.A.P, an Illinois Partnership, Alex Christopher, 18124 Weage Pkwy , Suite 1001, Reno, NV 89511  
Project: Cermak, 2001 W. Cermak Rd, Broadview, IL 60155

The following is a complete legal description, to the best of our knowledge, of the property to be liened. Information for this exhibit was obtained through the Recorder's Office where the property is located, or from other sources.

See Property Description: Exhibit A.

THE REAL PROPERTY ADDRESS OR ITS ADDRESS IS COMMONLY KNOWN AS 2100 WEST 21ST, 2900 SOUTH 21ST AVE, AND 2100 W CERMAK, BRAODVIFW, IL 60155.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT "A"

PARCEL 1: BLOCK 5 (EXCEPT THAT PART OF BLOCK 5 LYING NORTHEASTERLY AND EASTERLY OF THE NORTHEASTERLY LINE OF THE LAND CONDEMNED FOR WIDENING ADDISON CREEK) AND EXCEPT THAT PART THEREOF TAKEN FOR THE WIDENING OF 22ND STREET AND EXCEPT THAT PART OF BLOCK 5 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF STANLEY AVENUE AND A LINE PARALLEL WITH AND 40 FEET NORTHEAST OF THE FOLLOWING DESCRIBED LINE, NAMELY, A STRAIGHT LINE CONNECTING A POINT 247.87 FEET SOUTH OF THE NORTH LINE OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 73 FEET WEST OF THE EAST LINE OF MADISON AVENUE WITH A POINT ON THE NORTH LINE OF 21ST STREET EQUI-DISTANT FROM THE WEST LINE OF STANLEY AVENUE AND THE EAST LINE OF WEST END AVENUE; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE TO A POINT OF TANGENCY WITH THE ARC OF A CIRCLE HAVING A RADIUS OF 1,392.69 FEET CONVEX SOUTHWESTERLY AND TANGENT TO A LINE PARALLEL WITH AND 40 FEET NORTHEASTERLY OF THE FOLLOWING DIAGONAL LINE (DIAGONAL LINE CONNECTING A POINT 247.87 FEET SOUTH OF THE CENTER LINE OF 22ND STREET, AND ON A LINE PARALLEL WITH AND 73 FEET WEST OF THE EAST LINE OF MADISON AVENUE AND A POINT MIDWAY BETWEEN THE WEST LINE OF STANLEY AVENUE AND THE EAST LINE OF WEST END AVENUE ON THE NORTH LINE OF 21ST STREET), THENCE NORTHWESTERLY ALONG ABOVE DESCRIBED ARC OF CIRCLE TO AN INTERSECTION WITH THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 1,472.69 FEET CONCENTRIC WITH THE ABOVE DESCRIBED CIRCLE, THENCE SOUTHWESTERLY ALONG THE LAST ABOVE DESCRIBED ARC OF A CIRCLE TO ITS POINT OF TANGENCY WITH A LINE PARALLEL WITH AND 40 FEET SOUTHWESTERLY OF ABOVE DESCRIBED DIAGONAL LINE, THENCE SOUTHEASTERLY ALONG THE LAST ABOVE DESCRIBED PARALLEL LINE TO THE WEST LINE OF STANLEY AVENUE, THENCE NORTH ALONG THE WEST LINE OF STANLEY AVENUE TO THE POINT OF BEGINNING, IN MARES, WHITE AND COMPANY'S 22ND STREET AND 17TH AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF VACATED 20TH AVENUE LYING EAST OF AND ACCRUING TO PARCEL 1, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 380 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 670.12 FEET TO A POINT 22.50 FEET NORTH OF THE INTERSECTION OF SAID LINE WITH THE NORTH LINE OF THE EASEMENT DESCRIBED IN DOCUMENT NUMBER 1683723, BEING THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUING SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 22.50 FEET TO SAID NORTH LINE OF EASEMENT DESCRIBED IN DOCUMENT NUMBER 1683723; THENCE WEST ALONG SAID NORTH LINE, A DISTANCE OF 52.64 FEET TO A POINT 432.64 FEET (MEASURED ALONG SAID NORTH LINE AND THE EASTERLY EXTENSION THEREOF) WEST OF THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE SOUTH ALONG A STRAIGHT LINE, WHICH LINE INTERSECTS THE NORTH LINE OF CERMAK ROAD (AS OPENED BY CONDEMNATION PROCEEDINGS IN COURT CASE NO. 57-S-15931) AT A POINT 431.95 FEET (AS

**UNOFFICIAL COPY****EXHIBIT "A"**

MEASURED ALONG SAID NORTH LINE) WEST OF THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 240.26 FEET TO A POINT 276.16 FEET NORTH OF THE NORTH LINE OF CERMAK ROAD AFORESAID; THENCE EAST ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF CERMAK ROAD, A DISTANCE OF 209.23 FEET TO A POINT 223.09 FEET WEST OF THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 262.67 FEET TO A POINT 22.50 FEET NORTH OF THE INTERSECTION OF SAID LINE WITH THE NORTH LINE OF THE EASEMENT DESCRIBED IN DOCUMENT NUMBER 1683723; THENCE WEST ALONG A LINE 22.50 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 156.91 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENTS FOR THE BENEFIT OF PARCEL 3, AFORESAID, FOR INGRESS AND EGRESS AS CONTAINED IN AND MORE FULLY DESCRIBED IN THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 93125704, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF 21ST STREET AS DEDICATED BY PLAT REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 5, 1974, AS DOCUMENT NUMBER 2786098, AT A POINT WHICH IS 276.16 FEET (AS MEASURED ALONG SAID WEST LINE) NORTH FROM THE INTERSECTION OF SAID LINE WITH THE NORTH LINE (EXTENDED EAST) OF CERMAK ROAD, AS OPENED BY CONDEMNATION PROCEEDINGS IN COURT CASE NUMBER 57-S-15931, AND RUNNING THENCE WEST ALONG A LINE PARALLEL WITH THE SAID NORTH LINE OF CERMAK ROAD, A DISTANCE OF 204.09 FEET TO A POINT 223.09 FEET WEST OF THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 262.67 FEET TO A POINT 22.50 FEET NORTH OF THE INTERSECTION OF SAID LINE WITH THE NORTH LINE OF THE EASEMENT DESCRIBED IN DOCUMENT NUMBER 1683723; THENCE EAST ALONG A LINE 22.50 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF SAID EASEMENT, AND SAID NORTH LINE EXTENDED EASTERLY, A DISTANCE OF 204.09 FEET TO THE WEST LINE OF 21ST AVENUE AFORESAID, AND THENCE SOUTH ALONG SAID WEST LINE OF 21ST AVENUE, BEING A LINE 190 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, A DISTANCE OF 262.59 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 6: EASEMENTS FOR THE BENEFIT OF PARCEL 3, AFORESAID, FOR INGRESS AND EGRESS AS CONTAINED IN AND MORE FULLY DESCRIBED IN THE GRANT OF EASEMENT RECORDED AS DOCUMENT NUMBER 93125704, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## Exhibit C - Complete Description Of Materials Or Labor Supplied

Owner: S.N.A.P, an Illinois Partnership, Alex Christopher, 18124 Weage Pkwy , Suite 1001, Reno, NV 89511,

Phone: (708) 404-0202

Project: Cermak, 2001 W. Cermak Rd, Broadview, IL 60155 in the County of Cook, PIN: 15-22-311-003-0000

The following is a complete list, to the best of our knowledge, of all Materials or Labor, which by agreement, were supplied or will be supplied by: Casualty Recovery Group, Inc., 7705 West 99th Street, Hickory Hills, IL 60457, Phone: (708) 761-5062, Fax: (708) 567-8739.

Mitigation and Restoration.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## Exhibit D - List of Additional Parties

Owner: S.N.A.P, an Illinois Partnership, Alex Christopher, 18124 Weage Pkwy , Suite 1001, Reno, NV 89511,  
Phone: (708) 404-0202

Project: Cermak, 2001 W. Cermak Rd. Broadview, IL 60155 in the County of Cook, 15-22-311-003-0000

The following is a complete list, to the best of our knowledge, of all additional or secondary parties with an interest in the aforementioned project:

### ADDITIONAL OR REPUTED OWNER, LFSSEE OR AGENT

DARWIN Realty & Development Corp.

Dan Fanello

970 N. Oak Lawn Ave, Suite 100

Elmhurst, IL 60126

### ADDITIONAL LENDER, SURETY OR BONDING COMPANY

O'Connor Title Services, Inc.

#3105-049

162 W. Hubbard St

Chicago, IL 60654

Property of Cook County Clerk's Office