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MECHANIC'S LIEN:

CLAIM

Doc#: 1524308244 Fee: \$42.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 08/31/2015 12:08 PM Pg: 1 of 3

STATE OF ILLINOIS }

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COUNTY OF Cook }

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SENTINEL ELECTRIC, INC.

CLAIMANT

-VS-

JM & PM Properties LLC

Chuck Chulki Kim

Sarah S. Kim

MC CONSTRUCTION GROUP LLC

DEFENDANT(S)

The claimant, **SENTINEL ELECTRIC, INC.** of Chicago, IL 60640, County of **Cook**, hereby files a claim for lien against **MC CONSTRUCTION GROUP LLC**, contractor of 1332 N. Halsted St., Chicago, State of IL and **JM & PM Properties LLC (Owner of Units 2, 3 & 4)** Chicago, IL 60614 **Chuck Chulki Kim (Owner of Unit 1)** Chicago, IL 60618 **Sarah S. Kim (Owner of Unit 1)** Chicago, IL 60618 {hereinafter collectively referred to as "owner(s)"} and states:

That on or about **08/01/2014**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **4245 N. Lincoln Avenue Chicago, IL:**

A/K/A: **Units 1, 2, 3 and 4 and their undivided percentage interest in the common elements in the 4245 North Lincoln Condominium as delineated in Condominium Declaration Document #1520229090 recorded 7/21/2015 and more fully described as follows: See Attached Exhibit "A" for Legal Description**

A/K/A: **TAX # 14-18-313-051-1001 Unit 1; 14-18-313-051-1002 Unit 2; 14-18-313-051-1003 Unit 3; 14-18-313-051-1004 Unit 4**

and **MC CONSTRUCTION GROUP LLC** was the owner's contractor for the improvement thereof. That on or about **08/01/2014**, said contractor made a subcontract with the claimant to provide **labor and material for electrical installation work** for and in said improvement, and that on or about **04/30/2015** the claimant completed thereunder all that was required to be done by said contract.

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The following amounts are due on said contract:

Contract	\$17,000.00
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$9,000.00
 Total Balance Due	 \$8,000.00 *

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Eight Thousand and no Tenths (\$8,000.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said contract.

* In the event an apportionment or allocation of claim for lien is required by law, claimant claims a lien on each condominium unit by allocating a percentage of the total amount owed to claimant on each unit and/or by the number of units shown in the legal description.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on **August 31, 2015**.

SENTINEL ELECTRIC, INC.

BY: *Rory Rafter*
Rory S. Rafter, President

Prepared By:
SENTINEL ELECTRIC, INC.
4521 N. Greenview Ave.
Chicago, IL 60640
Rory S. Rafter

VERIFICATION

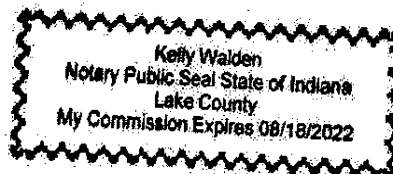
State of Illinois
County of Cook

The affiant, Rory S. Rafter, being first duly sworn, on oath deposes and says that the affiant is President of the claimant, that the affiant has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true.

Rory Rafter
Rory S. Rafter, President

Subscribed and sworn to
before me this **August 31, 2015**.

[Signature]
Notary Public's Signature



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EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 36 IN JASPERS MANS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM B. ODGEN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 18.00 FEET CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 28.76 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARIES PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTH 26° 35' 21" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 36, 6.88 FEET; THENCE NORTH 63° 27' 18" EAST 1.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 63° 26' 18" EAST 13.14 FEET; THENCE NORTH 26° 32' 42" WEST 3.80 FEET; THENCE NORTH 63° 27' 18" EAST 36.80 FEET; THENCE SOUTH 26° 32' 42" EAST 3.75 FEET; THENCE NORTH 63° 27' 18" EAST 3.19 FEET; THENCE SOUTH 26° 32' 42" EAST 11.28 FEET; THENCE SOUTH 63° 27' 18" WEST 8.54 FEET; THENCE SOUTH 63° 27' 18" WEST 44.60 FEET; THENCE NORTH 26° 32' 42" WEST 16.08 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 18.00 FEET CHICAGO CITY DATUM AND LYING BELOW AN INCLINE PLANE PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTH 26° 35' 21" EAST ALONG THE SOUTH WESTERLY LINE OF SAID LOT 36, 6.88 FEET; THENCE NORTH 63° 27' 18" EAST 15.32 FEET TO THE SOUTHWESTERLY LINE OF SAID INCLINED PLANE TO THE POINT OF BEGINNING; THENCE NORTH 26° 32' 42" WEST AT THE ELEVATION OF 22.84 FEET CHICAGO CITY DATUM 3.30 FEET; THENCE NORTH 63° 27' 18" EAST 5.00 FEET AS MEASURED HORIZONTALLY TO A POINT AT ELEVATION 29.41 CHICAGO CITY DATUM; THENCE SOUTH 26° 32' 42" WEST AT AN ELEVATION OF 29.41 FEET TO A DISTANCE OF 3.30 FEET; THENCE SOUTH 63° 27' 18" EAST TO A POINT AT AN ELEVATION 22.84 FEET A DISTANCE OF 8.00 FEET MEASURED HORIZONTALLY TO THE POINT OF BEGINNING.

ALSO

EXCEPT THAT PART COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 36; THENCE SOUTH 26° 35' 21" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 36, 6.88 FEET; THENCE NORTH 63° 27' 18" EAST 15.32 FEET; THENCE NORTH 26° 32' 42" WEST 3.30 FEET; THENCE NORTH 63° 27' 18" EAST 36.30 FEET AS MEASURED HORIZONTALLY TO THE NORTHEASTERLY LINE OF INCLINED PLANE TO THE POINT OF BEGINNING AT AN ELEVATION 22.35 FEET CHICAGO CITY DATUM; THENCE SOUTH 26° 32' 42" EAST AT AN ELEVATION OF 22.35 FEET CHICAGO CITY DATUM 3.25 FEET; THENCE SOUTH 63° 27' 18" WEST TO A POINT AT ELEVATION 29.41 FEET CHICAGO CITY DATUM 8.85 FEET AS MEASURED HORIZONTALLY; THENCE NORTH 26° 32' 42" WEST AT AN ELEVATION OF 29.41 FEET CHICAGO CITY DATUM 3.25 FEET; THENCE NORTH 63° 27' 18" EAST TO A POINT AT AN ELEVATION OF 22.35 FEET CHICAGO CITY DATUM 8.60 TO A POINT OF BEGINNING.