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Doc#: 1702349405 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2017 01:12 PM Pg: 1 of 6

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R
KOPPERS INC. FKA KOPPERS
INDUSTRIES, INC.
436 7TH AVE
PITTSBURGH, PA 15219

VIA CERTIFIED MAIL R/R
VERSITECH, INC.
100 ALEXANDER DR.
MONACA, PA 15061

VIA CERTIFIED MAIL R/R
KOPPERS INC. FKA KOPPERS
INDUSTRIES, INC.
C/O ILLINOIS CORPORATION SERVICE
801 ADLAI STEVENSON DRIVE
SPRINGFIELD, IL 62703

VIA CERTIFIED MAIL R/R
VERSITECH, INC.
C/O NATIONAL REGISTERED AGENTS
INC
200 WEST ADAMS STREET
CHICAGO IL 60606

THE CLAIMANT, **BRAND ENERGY SERVICES LLC**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **KOPPERS INC. FKA KOPPERS INDUSTRIES, INC.** (owner) **VERSITECH, INC.** (contractor), and any other person claiming an interest in the real estate more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of COOK, State of Illinois, to wit:

PARCELS: See Attached Exhibit A

P.I.N.S.: 19-04-200-060-0000, 19-04-200-061-0000, 19-04-200-026-0000

which property is commonly known as 3900 S. LARAMIE 3900 S. LARAMIE AVENUE, CICERO, IL 60804.

2. On information and belief, said **Owner** contracted with **VERSITECH, INC.** for certain improvements to said premises.

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3. Subsequent thereto, **VERSITECH, INC.** entered into a subcontract with the Claimant to furnish **MATERIALS (BRACKETS, SWING GATE, SWING GATE ADAPTER, STEEL PLANKS, AND ADJ. LEG)** to said premises.
4. The Claimant completed its work under its subcontract on 12/01/2016, which entailed the delivery of said **MATERIALS**.
5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **THIRTEEN THOUSAND, SEVEN HUNDRED SIXTY FIVE AND 51/100 DOLLARS (\$13,765.51)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the **Owner**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owner** under said contract against said contractor, in the amount of **THIRTEEN THOUSAND, SEVEN HUNDRED SIXTY FIVE AND 51/100 DOLLARS (\$13,765.51)**, plus interest.

Dated: JANUARY 19, 2017

BRAND ENERGY SERVICES LLC

By: 

MS. DENISE ZIVO, AREA
CONTROLLER - MIDWEST

This notice was prepared by and
after recording should be mailed to:
MS. DENISE ZIVO
BRAND ENERGY SERVICES LLC
c/o P. O. Box 241566
Cleveland, OH 44124

Reference: L678807 JOB 68512

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VERIFICATION

The undersigned, MS. DENISE ZIVO, being first duly sworn, on oath deposes and states that s/he is an authorized representative of BRAND ENERGY SERVICES LLC, that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanic's Lien and that the statements therein are true and correct.

Denise Zivo
MS. DENISE ZIVO, AREA CONTROLLER .

MIDWEST

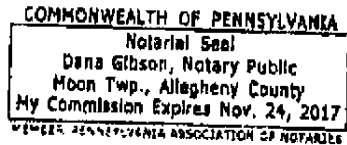
SUBSCRIBED AND SWORN to

Before me this 20th day of

JAN, 2017.

Dana Gibson
Notary Public

My commission expires: Nov. 24, 2017



Property of Cook County Clerk's Office

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Exhibit A

PARCEL 1:

A STRIP OF LAND 18 FEET WIDE AND 250 FEET LONG LOCATED IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTH EAST 1/4, SAID POINT BEING 16 FEET EAST OF THE NORTH WEST CORNER OF SAID NORTH EAST 1/4; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTH EAST 1/4 250 FEET; THENCE EAST AT A RIGHT ANGLE 18 FEET; THENCE NORTH AT A RIGHT ANGLE 250 FEET TO SAID NORTH LINE OF SAID QUARTER SECTION; THENCE WEST 18 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

AN IRREGULAR TRACT OR PARCEL OF LAND LOCATED IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID NORTH EAST 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH EAST 1/4 1413 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 328.62 FEET A DISTANCE OF 313 FEET TO A POINT 37.5 FEET EAST OF SAID WEST LINE OF SAID QUARTER SECTION MEASURED AT A RIGHT ANGLE THEREOF; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 310.62 FEET, A DISTANCE OF 112 FEET, MORE OR LESS, TO A POINT 17 FEET EAST OF SAID WEST LINE AND 1004.4 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY 24.3 FEET TO A POINT WHICH IS 16 FEET EAST OF SAID WEST LINE; THENCE NORTH PARALLEL WITH SAID WEST LINE 978 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE WEST 16 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Property Clerk's Office

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PARCEL 3:

ALL THAT PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD AND EAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH LINE OF SAID SECTION 4 AT A POINT 20 FEET WEST OF THE NORTH EAST CORNER OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 4 RUNNING THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 4, 687.85 FEET; THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE SOUTH EAST WITH A RADIUS OF 468.34 FEET TO A POINT ON THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD 130.55 FEET SOUTHWESTERLY OF THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 4, EXCEPT THE NORTH 427.0 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS

PARCEL 4:

ALL THAT PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE AND PARALLEL WITH AND 100 FEET DISTANT FROM THE NORTHERLY BOUNDARY LINE OF THE LANDS OF THE SANITARY DISTRICT OF CHICAGO, SAID NORTHERN BOUNDARY LINE OF SAID LANDS OF THE SAID SANITARY DISTRICT OF CHICAGO BEING A LINE DRAWN FROM A POINT IN THE NORTH LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, 1017 FEET EAST OF THE SOUTH WEST CORNER OF SAID NORTH EAST 1/4 TO A POINT ON THE EAST LINE OF SAID SECTION 4, 496.96 FEET SOUTH OF THE NORTH EAST CORNER OF SAID SECTION 4, EXCEPT THAT PART THEREOF LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH LINE OF SAID SECTION 4 AT A POINT 20 FEET WEST OF THE NORTH EAST CORNER OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SAID SECTION 4, THENCE SOUTH PARALLEL WITH THE LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 4, 687.85 FEET, THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE SOUTH EAST WITH A RADIUS OF 468.34 FEET TO A POINT ON THE NORTHERLY LINE OF RIGHT OF WAY OF CHICAGO AND ILLINOIS WESTERN RAILROAD 130.55 FEET SOUTHWESTERLY OF THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION 4, EXCEPT THE FOLLOWING TWO PARCELS:

PARCEL 1:

A STRIP OF LAND 18 FEET WIDE AND 250 FEET LONG LOCATED IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT IN THE NORTH LINE OF SAID NORTH EAST 1/4, SAID POINT BEING 16 FEET EAST OF THE NORTH WEST CORNER OF SAID NORTH EAST 1/4, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTH EAST 1/4 250 FEET; THENCE EAST AT A RIGHT ANGLES 18 FEET, THENCE NORTH AT A RIGHT ANGLES 250 FEET TO SAID NORTH LINE OF SAID QUARTER SECTION; THENCE WEST 18 FEET TO THE POINT OF BEGINNING;

PARCEL 2:

AN IRREGULAR TRACT OR PARCEL OF LAND LOCATED IN THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID NORTH EAST 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTH EAST 1/4 1413 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 328.62 FEET A DISTANCE OF 313 FEET TO A POINT 37.5 FEET EAST OF SAID WEST LINE OF SAID QUARTER SECTION MEASURED AT A RIGHT ANGLE THERETO; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT WITH RADIUS OF 310.62 FEET A DISTANCE OF 112 FEET, MORE OR LESS TO A POINT 17 FEET EAST OF SAID WEST LINE AND 1004.4 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTHERLY 26.3 FEET TO A POINT WHICH IS 16 FEET EAST OF SAID WEST LINE; THENCE NORTH PARALLEL WITH SAID WEST LINE 978 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID NORTH EAST 1/4; THENCE WEST 16 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS

Grantor hereby further quitclaims to Grantee all that certain property described in the survey dated the 28th day of October, 1988, performed by National Survey Service, Inc.

SAID REAL ESTATE BEING TAX PARCELS

19-04-200-026-0000
19-04-200-060-000
19-04-200-061-000.

PROPERTY OF COOK COUNTY CLERK'S OFFICE