

# UNOFFICIAL COPY

**PREPARED BY:**

Jack T. Riley, Jr.  
JOHNSON & BELL, LTD.  
33 West Monroe Street  
Suite 2700  
Chicago, Illinois 60603

**WHEN RECORDED****RETURN TO:**

Jack T. Riley, Jr.  
JOHNSON & BELL, LTD.  
33 West Monroe Street  
Suite 2700  
Chicago, Illinois 60603



Doc# 1702313070 Fee \$35.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/23/2017 04:20 PM PG: 1 OF 7

## ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE Lien Claimant and Contractor, Ramirez Paint Service, Inc./Miguel Ramirez (hereinafter collectively "Contractor"), 8507 Central Park Avenue, Skokie, Illinois, (847) 673-2344, hereby files a Claim for Mechanic's Lien against Mark Fox and Margaret Fox, 1626 Dunhill Court, Northbrook, Illinois, 60062, (hereinafter collectively "Owners"), and all other persons having or claiming an interest the below described real estate, and states as follows:

1. On June 15, 2016, Owners owned in fee simple the following described land in the County of Cook, State of Illinois, common address: 1626 Dunhill Court, Northbrook, Illinois, 60062 (PIN: 04-15-204-015-0000), and hereinafter together with all improvements known as premises: (See Legal Description attached hereto as Exhibit A.)

2. That on March 21, 2016, Susan Weisbond, the authorized agent for the Owner, made a contract with lien claimant to provide materials and labor for interior painting as set forth in Contract for the sum of \$9,196.00 on said improvement. See Contract attached as Exhibit B.

3. The Contractor's work and improvements began on or about June 15, 2016. Contractor completed the work on July 15, 2016.

4. Contractor on account thereof, after allowing all credits, is entitled to \$5,196.00 which bears interest at the statutory rate of ten percent (10%) for which the Contractor claims a lien on the premises.

Dated: January 21, 2017 for Ramirez Paint Service, Inc./Miguel Ramirez, President, 8507 Central Park Avenue, Skokie, Illinois, (847) 673-2344.



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SPECIAL WARRANTY DEED

94565380

E 116 735 LC 1194580 17R

THIS INDENTURE, made this 16th day of June, 1994, by and between Park Place Estates of Northbrook Limited Partnership, a limited partnership created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Mark E. Fox and Margaret M. Fox, husband and wife, 1145 Landwehr, Northbrook, IL 60062, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and NO/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority given by the general partner of said partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Schedule A attached hereto and incorporated herein

Permanent Real Estate Index Number(s): 04-15-200-011, Vol. 132

94565380

Address of Real Estate: 1626 Dunhill Court, Northbrook, IL 60062

Together with all and singular the hereditaments and appurtenances thereunto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, forever.

And the party of the first part, for its self, and its successors, does covenant, promise and agree to and with the party of the second part, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

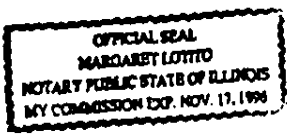
See Schedule A attached hereto and incorporated herein

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by the President of its general partner this 16th day of June, 1994.

Park Place Estates of Northbrook Limited Partnership

By: Park Place Estates of Northbrook Builders, Inc  
GENERAL PARTNER

By: Suzann Kogen  
Suzann Kogen, President



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Suzann Kogen, President of Park Place Estates of Northbrook Builders, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such respective officer, appeared before me this day in person and acknowledged that she signed and delivered such instrument as her own free and voluntary act, as the free and voluntary act of said corporation, and as the free and voluntary act of the partnership known as Park Place Estates of Northbrook Limited Partnership (on behalf of which said corporation has executed the foregoing instrument as a general partner), all for the uses and purposes set forth therein.

Given under my hand and official seal, this 16th day of June, 19 94

Margaret Lottito  
NOTARY PUBLIC

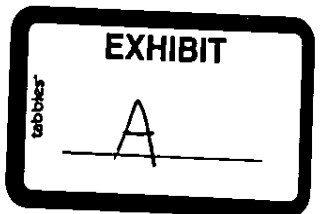
Commission expires Nov. 17, 1996, 10 96

This instrument was prepared by: Irving Drobny, 4201 W. Peterson Ave., Suite 412, Chicago, IL 60646

MAIL TO:  
J. BRIAN PIERCE, ESQ  
545 West Randolph, Ste 950  
Chicago, IL 60661

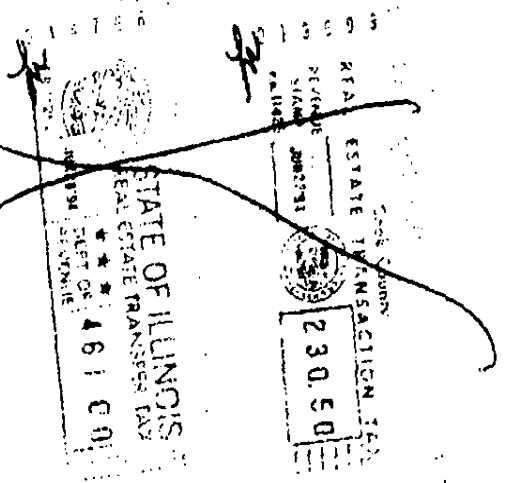
SEND SUBSEQUENT TAX BILLS TO:  
MARK E FOX  
1626 Dunhill Court  
Northbrook, IL 60062

9550



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- DEPT-01 RECORDING 925.5
- T00014 TRAN 2068 06/28/94 13129300
- 49851 + AR # -94-56538C
- COOK COUNTY RECORDER

1702313070

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**SCHEDULE A****PARCEL 1:**

LOT 23 IN PARK PLACE ESTATES OF NORTHBROOK, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 14, 1993 AS DOCUMENT NUMBER 93386641, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK PLACE ESTATES OF NORTHBROOK DATED - AND RECORDED MAY 17, 1993 AS DOCUMENT NUMBER 93386707, MADE BY PARK PLACE ESTATES OF NORTHBROOK LIMITED PARTNERSHIP OVER THE FOLLOWING DESCRIBED LAND:

LOTS 45 AND 46 (ALSO KNOWN AS OUTLOTS C AND D) IN PARK PLACE ESTATES OF NORTHBROOK SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS TO AND FROM THE EMERGENCY FIRE LANE EASEMENT AS CREATED BY DECLARATION OF EASEMENT DATED MAY 14, 1993 AND RECORDED MAY 19, 1993 AS DOCUMENT NUMBER 93386643 OVER, ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A 20.0 FOOT STRIP OF LAND IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15 WITH THE SOUTH LINE OF THE NORTH 5 CHAINS OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE SOUTH 88 DEGREES 59 MINUTES 39 SECONDS EAST ALONG THE LAST SAID SOUTH LINE 19.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 59 MINUTES 39 SECONDS EAST ALONG THE LAST SAID SOUTH LINE 20.79 FEET; THENCE SOUTHEASTERLY 438.29 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY WITH A RADIUS OF 630.00 FEET (THE CHORD OF SAID ARC BEARING SOUTH 34 DEGREES 53 MINUTES 30 SECONDS EAST 427.83 FEET); THENCE SOUTH 54 DEGREES 43 MINUTES 52 SECONDS EAST TANGENT TO THE LAST SAID CURVE 119.81 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY 153.58 FEET ALONG THE ARC OF A CURVE CONVEX NORTHEASTERLY WITH A RADIUS OF 410.00 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARING SOUTH 44 DEGREES 00 MINUTES 05 SECONDS EAST 152.88 FEET); THENCE SOUTHEASTERLY 391.38 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY, TANGENT TO THE LAST SAID CURVE WITH A RADIUS OF 850.00 FEET (THE CHORD OF SAID ARC BEARING SOUTH 48 DEGREES 27 MINUTES 45 SECONDS EAST 387.93 FEET); THENCE SOUTH 25 DEGREES 21 MINUTES 51 SECONDS WEST 20.03 FEET; THENCE NORTHWESTERLY 399.54 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY WITH A RADIUS OF 870.00 FEET TO A POINT OF REVERSE CURVE (THE CHORD OF SAID ARC BEARING NORTH 48 DEGREES 25 MINUTES 40 SECONDS WEST 398.03 FEET); THENCE NORTHWESTERLY 148.07 FEET ALONG THE ARC OF A CURVE CONVEX NORTHEASTERLY, TANGENT TO THE LAST SAID CURVE WITH A RADIUS OF 390.00 FEET (THE CHORD OF SAID ARC BEARING NORTH 44 DEGREES 00 MINUTES 05 SECONDS WEST 145.22 FEET); THENCE NORTH 54 DEGREES 43 MINUTES 52 SECONDS WEST TANGENT TO THE LAST SAID CURVE 1149.81 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY 455.89 FEET ALONG THE ARC OF A CURVE CONVEX SOUTHWESTERLY, TANGENT TO THE LAST SAID LINE WITH A RADIUS OF 650.00 FEET (THE CHORD OF SAID ARC BEARING NORTH 34 DEGREES 38 MINUTES 18 SECONDS WEST 448.61 FEET) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE HEREIN DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK PLACE ESTATES OF NORTHBROOK, RECORDED AS DOCUMENT NO. 93386707, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

91565381

Office

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PROPOSAL

## RAMIREZ PAINT SERVICE INC

**MIGUEL RAMIREZ**

8507 Central park Ave.

Skokie IL. 60076

Cell 773-592-7294 Office 847-673-2344

PROPOSAL SUBMITTED TO Susan Weisbond

DATE 3-21-16

ADDRESS 1626 Dunhill Ct

CITY Northbrook IL

PHONE: 1847-302-5020

We hereby submit specifications and estimates for interior painting

Paint master bedroom walls prime & paint trim windows doors & paint all two coats

Paint two bedrooms walls & prime trim windows door's & paint all two coats

#3 bedroom prime & paint all trim windows doors& paint all two coats

Hallway & stairs paint walls & trim doors hand rill spindles

Living room paint walls & prime trim windows & crown molding & paint all two coats

Dining room paint walls & prime trim windows crown molding paint all two coats

Mudroom paint walls & paint walls trim & one door paint all two coats

Kitchen patch ceiling & paint ceiling walls & prime trim windows & paint all two coats

Family room paint walls & prim trim & paint all two coats

Prim & paint bathroom cabinet

Basement

Paint all walls & trim all two coats

Living room bathroom two bedroom

Total all labor & materials \$9,190,00

We hereby propose to furnish the materials and perform the labor necessary for the competition of All material is guaranteed to be as specified, and the above work to be performed in accordance with The drawings and specifications submitted for above work and completed in a substantial Workmanlike manner for the sum of.(nine thousand one hundred ninety Dollars \$9,190,00

With payments to be made as follows.( 50%down payment the other 50%when the job is completed)

Respectfully submitted \_\_\_\_\_

Any alteration or deviation from above specifications

Per \_\_\_\_\_  
 Involving extra costs will be executed only upon written Order, and will become an extra charge over and above The estimate. All agreements contingent upon strikes withdrawn,  
 Accidents, or delays beyond our control.

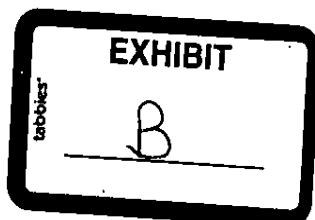
Note- This proposal may be

By us if not accepted within30

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**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will as outlined above.

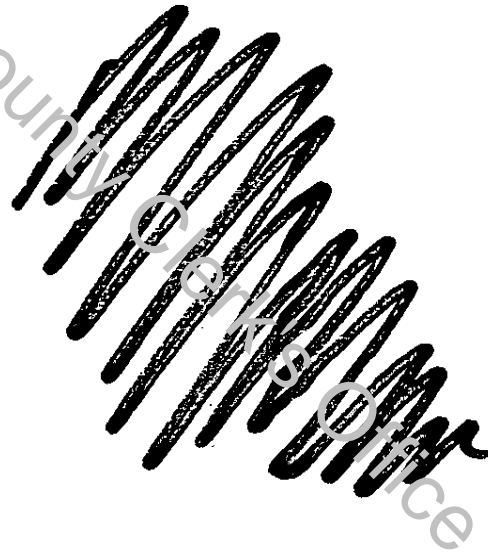


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Date \_\_\_\_\_

Signature \_\_\_\_\_

A handwritten signature consisting of several overlapping, dark, cursive strokes.

A handwritten signature consisting of several overlapping, dark, cursive strokes.

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