

UNOFFICIAL COPY



Doc# 1717906162 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/28/2017 12:33 PM PG: 1 OF 4

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The Claimant, CAMBURAS & THEODORE, LTD., qualified to do business in Illinois, with a principal place of business at 2454 East Dempster Street, Suite 202, Des Plaines, Illinois ("Claimant") hereby files its original contractor's claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following individuals in the Real Estate (as herein defined):

PETER JENIN TRUST

(hereinafter referred to as "Owner"), and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner.

Claimant states as follows:

1. On or about September of 2016, and subsequently, Owner owned a fee simple title to the real estate (including all land and improvements thereon (the "Real Estate")), in Cook County, Illinois, commonly known as 13001 South Ashland Avenue, Calumet Park, IL 60827-6333, and legally described as follows:

SEE SCHEDULE A ATTACHED HERETO AND THEREBY MADE A PART HEREOF

Permanent Real Estate Index Number: 25-32-105-022-0000

2. Claimant made a Contract dated October 24, 2016, (the "Contract"), with Owner or an agent of Owner, under which Claimant agreed to provide architectural services for the design and construction of certain interior improvements to the Real Estate, for the original Contract Amount of Sixteen Thousand and 00/100 (\$16,000) dollars plus expenses.

3. The Contract was entered into by Owner or an agent of owner, and, upon information and belief, the work was performed with the knowledge and consent of Owner.

4. As of May 30 2017, Claimant completed thereunder all required work to be done to date under the Contract. Claimant claims a lien for the work completed.

5. That at the special insistence and request of Owner or an agent of Owner, Claimant furnished architectural services at the premises, of the value of Sixteen Thousand and 00/100 (\$16,000) dollars plus \$674.18 in expenses, and completed same on May 30, 2017.

R

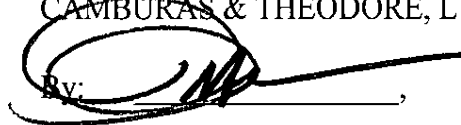
UNOFFICIAL COPY

6. Owner or an agent of Owner paid Claimant Eleven Thousand and Nine Hundred and 00/100 (\$11,900.00) Dollars plus \$674.18 in expenses towards the Contract amount on November 7, 2016.

7. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum Four Thousand and One Hundred and 00/100 (\$4,100.00) Dollars. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of Four Thousand and One Hundred and 00/100 (\$4,100.00) Dollars, plus interest.

Dated: June 23 2017

CAMBURAS & THEODORE, LTD.

By: 

its AGENT

Property of Cook County Clerk's Office

UNOFFICIAL COPY

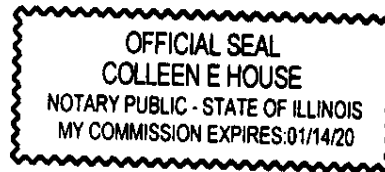
STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS.

The affiant, PETER THEODORE, being first duly sworn, on oath deposes and says that he is the President of CAMBURAS & THEODORE, LTD., the Claimant; that he has read the foregoing original contractor's claim for mechanics lien, knows the contents, and that all the statements therein contained are true.

Colleen E. House
 Notary Public

Dated: June 23, 2017

This document was prepared
 by and after recording should
 be returned to:



Katherine A. Jones
 Fisher Kanaris, P.C.
 1 South Wacker Drive
 Suite 3100
 Chicago, IL 60606

UNOFFICIAL COPY

SCHEDULE A
TO
ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

LEGAL DESCRIPTION

ATTACHMENT A

THAT PART OF THE WEST $\frac{1}{4}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, WEST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND ADJACENT TO A TRACT OF LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO, CORPORATION OF ILLINOIS BY WARRANTY DEED DATED SEPTEMBER 30, 1911 AND RECORDED OCTOBER 25, 1911 IN BOOK 11716, PAGE 334 AS DOCUMENT NUMBER 484550, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 32, THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 32, 160 FEET, TO THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO, CORPORATION OF ILLINOIS BY WARRANTY DEED DATED SEPTEMBER 30, 1911, AND RECORDED OCTOBER 25, 1911 IN BOOK 11716, PAGE 334 AS DOCUMENT NO. 484550; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 32; 71.42 FEET, THENCE NORTH 89 DEGREES 32 MINUTES 17 SECONDS EAST, 30.00 FEET ON THE EAST RIGHT OF WAY LINE OF ASHLAND AVENUE BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 32 MINUTES 17 SECONDS EAST, 86.00 FEET TO AN IRON PIPE SET THIS SURVEY; THENCE SOUTH 00 DEGREES 47 MINUTES 34 SECONDS EAST, 47.17 FEET TO AN IRON PIPE SET THIS SURVEY ON THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO, CORPORATION OF ILLINOIS BY WARRANTY DEED DATED SEPTEMBER 30, 1911 AND RECORDED OCTOBER 25, 1911 IN BOOK 11716, PAGE 334 AS DOCUMENT NO. 484550; THENCE SOUTH 77 DEGREES 48 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO THE SANITARY DISTRICT OF CHICAGO, CORPORATION OF ILLINOIS BY WARRANTY DEED DATED SEPTEMBER 30, 1911 AND RECORDED OCTOBER 25, 1911 IN BOOK 11716, PAGE 334 AS DOCUMENT 484550, 88.63 FEET TO AN IRON PIPE SET THIS SURVEY ON THE EAST RIGHT OF WAY LINE OF ASHLAND AVENUE, THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, ALONG THE EAST RIGHT OF WAY LINE OF ASHLAND AVENUE, 65.19 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES MORE OR LESS.

Parent Parcel Tax Parcel Identification Number: 25-32-105-022-0000

Address: 13001 South Ashland Avenue, Calumet Park, IL 60827-6333