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SUBCONTRACTOR'S CLAIM FOR LIEN

Claimant:

Steel Hang'n Inc

Defendant:

BRODER 1730 WW LLC

In the Office of the Recorder }
Of Deeds of COOK County }



1727947003

Doc# 1727947003 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/06/2017 01:16 PM PG: 1 OF 3

NOTICE AND CLAIM OF LIEN IN THE AMOUNT OF \$57,603.38

The Claimant, Steel Hang'n Inc., of 8617 E. 9000 N Rd., Grant Park, IL 60940, hereby files the foregoing Notice and Claim of Lien against:

MACON CONSTRUCTION GROUP, INC.

3280 North California Avenue

Chicago, IL 60618

(herein referred to as "Contractor"), and against

BRODER 1730 WW LLC

38 Newberry Street – Third Floor

Boston, MA 02116

(herein referred to as "Owner") and states as follows: Owner is the owner of record of the following described real estate (hereinafter referred to as "Real Estate") in the County of **COOK**, State of Illinois, to wit:

That part of Lot or Block 2 together with that part of vacated North Hermitage Avenue lying West of and adjoining said Lot or Block 2, in Northwestern Terra Cotta Company's Resubdivision of a part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, included within a parcel of land which is bounded and described as follows:

Beginning on the West Line of the East 140 feet of said Lot or Block 2, at the point of intersection of said West Line with an Eastward extension of the center line of the South wall (measuring 12-1/2 inches in thickness), of a one-story brick building, said point of intersection being 604.54 feet South from the North line of said Lot or Block 2, and running thence South along said West line of the East 140 feet of said Lot or Block 2, a distance of 432.26 feet to its intersection with the North line of the South 79 feet of said Lot or Block 2; thence West along said North line of the South 79 feet of Lot or Block 2, a distance of 64.25 feet to its intersection with the West line of the East 204.25 feet of said Lot or Block 2; thence South along said West line of the East 204.25 feet of Lot or Block 2, a distance of 79 feet to the South line of said Lot or Block 2; thence West along said South line of Lot or Block 2, and along a Westward extension thereof, a distance of 127 feet to the South East corner of Lot or Block 3 in said Northwestern Terra Cotta Company's Resubdivision; thence North along the East line of said Lot or Block 3, (being also the West line of said vacated North Hermitage Avenue), a distance of 509.98 feet to its intersection with a Westward extension of said center line of the South wall of a one-story brick building, and thence East along said Westward extension, along the center line of said wall, and along an Eastward extension of said center line, a distance of 191.12 feet to the point of beginning; together with a non-exclusive easement the benefit of the following described parcels:

PARCELA:

That part of Lot or Block 3 in Northwestern Terra Cotta Company's Resubdivision of a part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, bounded and described as follows: Beginning on the West line of the East 15.32 feet of said Lot or Block 3, at a point which is 737.96 feet North from the South line of said Lot or Block 3, and running thence South along the West line of the East 15.32 feet aforesaid, a distance of 228.08 feet; thence West along the North line of the South 509.88 feet of said Lot or Block 3, a distance of 60 feet to the West line of the East 75.32 feet of said Lot or Block 3; thence North along the West line of the East 75.32 feet aforesaid, a distance of 228.08 feet, and thence East along the North line of the South 737.96 feet of said Lot or Block 3, a distance of 60 feet to the point of beginning, containing 13,684 square feet of land, more or less.

--- ALSO ---

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PARCEL B:

That part of Lot or Block 3, together with that part of vacated North Hermitage Avenue lying East of and adjoining said Lot or Block 3, in Northwestern Terra Cotta Company's Resubdivision of a part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, included within a parcel of land bounded and described as follows:

Beginning on the East line of said Lot or Block 3 at a point which is 420 feet North from the South East corner of said Lot or Block 3, and running thence North along said East line of Lot or Block 3, being also the West line of said vacated North Hermitage Avenue, a distance of 448.95 feet to its intersection with a Westbound extension of the South line of the North 247 feet of Lot or Block 2 in said Northwestern Terra Cotta Company's Resubdivision; thence East along said Westward extension of the South line of the North 247 feet of Lot or Block 2, a distance of 5 feet; thence North along the East line of the West 5 feet of vacated North Hermitage Avenue, a distance of 56.53 feet to a point which is 925.48 feet North from a Westward extension of the South line of said Lot or Block 2; thence Northwestwardly along the arc of a circle, convex easterly and having a radius of 225.02 feet, a distance of 46.07 feet to a point which is 0.30 feet East from said East line of Lot or Block 3; thence Northwestwardly along the arc of a circle, convex easterly and having a radius of 153.77 feet, a distance of 85.97 feet to a point on the South line of Lot "A" in Danial Boone Consolidation, according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois, as Document No. 8057080, which point is 45 feet, more or less, South from the North line of said Lot or Block 3, and 39.21 feet West from the East line of said Lot or Block 3; thence West along said South line of Lot "A", a distance of 2.86 feet to a corner of said Lot "A"; thence northwestwardly along a line of said Lot "A", being the arc of a circle, convex northeasterly and having a radius of 163.05 feet, a distance of 103.47 feet to another corner of said Lot "A" which is a point on the North line of said Lot or Block 3 which is 132.92 feet West from said East line of Lot or Block 3; thence westwardly, southwestwardly and southwardly along the northwesterly line, (being a meandering line), of said Lot or Block 3, a distance of 272.37 feet to a point which is 933.28 feet North from a westward extension of the South line of said Lot or Block 3; thence eastwardly along a straight line, a distance of 15.58 feet to a point which is 299.65 feet West from the East line and 931.63 feet North from a westward extension of the South line of said Lot or Block 3; thence northeastwardly, eastwardly and southeastwardly along the arc of a circle, convex northerly and having a radius of 142.16 feet, a distance of 446.62 feet to a point on the West line of the East 15.32 feet of said Lot or Block 3, which is 933.83 feet North from the South line of said Lot or Block 3; thence South along said West line of the East 15.32 feet of Lot or Block 3, a distance of 498.83 feet to a point which is 435.0 feet North from the South line of said Lot or Block 3; thence East along the North line of the South 435 feet of said Lot or Block 3, a distance of 0.32 feet, and thence southeastwardly along a straight line, a distance of 21.29 feet to the point of beginning, containing 16,583 square feet of land, more or less, for ingress and egress from said parcels over the following described property:

That part of Lot or Block 3, together with that part of vacated North Hermitage Avenue lying East of and adjoining said Lot or Block 3, all in Northwestern Terra Cotta's Resubdivision of a part of the North East 1/4 of the South East 1/4 of Section 30, Township 40 North, Range 14 East of the Third Principal Meridian, included within a parcel of land bounded and described as follows:

Beginning at the point of intersection of the East line of the West 26 feet of said vacated North Hermitage Avenue with the North line of West Wrightwood Avenue, and running thence North along said East line of the West 26 feet, a distance of 80 feet; thence Northeastwardly, a distance of 59.94 feet to a point which is 39 feet East from the West line of said vacated North Hermitage Avenue and 138.50 feet North from said North line of West Wrightwood Avenue; thence Northwestwardly a distance of 92.59 feet to a point on the East line of said West 26 feet which is 230 feet North from said North line of West Wrightwood Avenue; thence North along said East line of the West 26 feet, a distance of 280.15 feet to the point of intersection of the East line of the West 26 feet aforesaid, with a Westward extension of the center line of the South wall (measuring 12-1/2 inches in thickness) of a one-story brick building situated upon Lot or Block 2 in said Northwestern Terra Cotta Company's Resubdivision; thence West along said Westward extension of the center line of said brick wall a distance of 26 feet to a point on the East line of said Lot or Block 3 which is 509.88 feet North from the South line of said Lot or Block 3; thence South along said East line of Lot or Block 3, a distance of 290 feet to the South face of a brick building which is 130 feet North from the Southeast corner of said Lot or Block 3; thence East along an Eastward extension of a line of said South face of the said brick building; a distance of 14 feet; thence South along the East line of the West 14 feet of said vacated North Armitage Avenue, a distance of 130.02 feet to its intersection with said North line of West Wrightwood Avenue, and thence East along said North line, a distance of 12 feet to the point of beginning, in Cook County, Illinois.

Permanent Index Number: 14-30-403-064

Commonly known as: 1730 W. Wrightwood, Chicago, Illinois 60614-1971

On or before April 1, 2017, Contractor had a contract (hereinafter referred to as "Contractor's Contract") for the improvement of said Real Estate with the Owner.

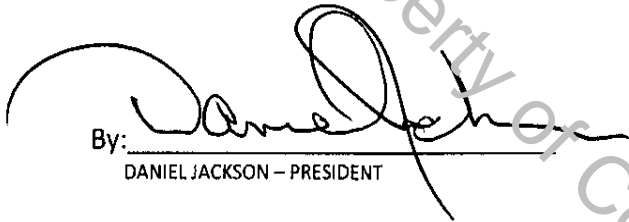
Pursuant to said Contractor's Contract, and for the purposes of furnishing and/or erecting structural steel as required under said Contractor's Contract, Contractor and the Owner made a subcontract with the Claimant on or about April 21, 2017, for Claimant to install and erect structural steel and associated building components for use in carrying out the improvements to the Real Estate.

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Pursuant to said subcontract and extra orders for labor placed by Contractor with Claimant after the date of said subcontract, Claimant has furnished services and labor and other goods and valuable consideration for the improvement of said Real Estate, for a total value of ONE HUNDRED EIGHTY THOUSAND NINE HUNDRED NINETY AND 38/100th DOLLARS (\$180,990.38) which is the fair, usual, customary and reasonable value of the Claimant's performance pursuant to its subcontract. The first day of said labor was furnished on April 25, 2015. The last day of said labor was furnished on August 21, 2017.

There is due and owing from Owner and Contractor to Claimant a balance of FIFTY-SEVEN THOUSAND SIX HUNDRED THREE AND 38/100th DOLLARS (\$57,603.38) after allowing for all just credits and offsets for which, with statutory interest, Claimant claims a lien upon said Real Estate and all improvements thereof, and upon all monies due or to become due to Contractor pursuant to said Contractor's Contract and for extra work, labor and materials furnished by said Contractor for said improvements.

STEEL HANG'N INC.

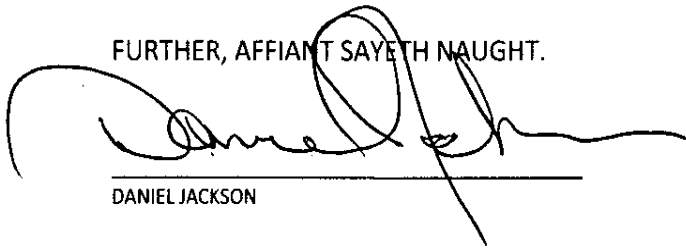
By: 
DANIEL JACKSON - PRESIDENT

AFFIDAVIT

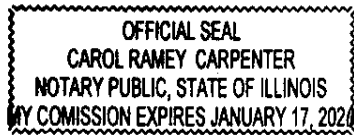
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, Daniel Jackson, being first duly sworn, on oath, deposes and states that he is the President of Claimant, STEEL HANG'N INC.; that he has read the above and foregoing Claim for Lien and knows the contents thereof, and; that all of the statements contained therein are true.

FURTHER, AFFIANT SAYETH NAUGHT.


DANIEL JACKSON

SUBSCRIBED AND SWORN TO before me
this 6th day of October, 2017.




NOTARY PUBLIC