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CONTRACTOR'S MECHANIC'S LIEN-- NOTICE AND CLAIM (770 ILCS 60/7 et. al.)

Doc# 1831706222 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/13/2018 01:11 PM PG: 1 OF 4

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

**BRIDGES EXCAVATING, INC.,
CLAIMANT**

**GSI Properties, LLC
785 Wall Street
Suite 100
O'Fallon, IL 62269**

**GSI Properties, LLC
Eduardo Greco, Manager
1303 Schiferl Road
Bartlett, IL 60103**

**C3 Development, LLC
8404 Evergreen Lane
Darien, Illinois 60561**

**C3 Development, LLC
4909 Forest Avenue
Western Springs, Illinois 60558**

The Claimant, BRIDGES EXCAVATING, INC, of the City of Oak Forest, County of Cook, state of Illinois hereby files its claim for Lien against GSI Properties, LLC of the city of O'Fallon, County of St. Claire, state of Illinois, as Owner, and Frank Caruso and/or C3 Development, LLC, of the city of Darien, county of DuPage, state of Illinois, as Owner or other interested party, and any and all other unknown and non-record claimants and any other persons claiming an interest in the real estate, Contract or Project described herein. Pursuant to the Illinois Mechanic's Lien Act, [770 ILCS 60/2 et. seq.] the Claimant hereby claims a lien based upon the following:

1. On or about October 30, 2017, the Owner owned an interest in a certain real estate located within the jurisdictional limits of Cook County, city of Chicago, Illinois and commonly known as Derby Pines, 12767 Derby Road, Lemont, Illinois (the "Project" or "Premises") legally described on the attached Exhibit "A"

CCRD REVIEW *Re*

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2. On or about July 10, 2017, the Contractor made a contract with the Owner, GSI Properties, LLC, who is and was the Owner for improvement to the Premises and Project thereof, to furnish **all labor and materials necessary to complete demolition, excavation, cite utilities and pavement** all within the legal jurisdiction limits of the City of Lemont, in Cook County, Illinois (the "Contract") for the sum of **\$511,070.00** plus extras of **\$55,065.00** and to date the labor, materials and have been provided to the value of the Premises in the amount of **\$526,535.00**. The last date on which labor and materials were provided was September 10, 2018.

That said owner is entitled to credits on account as follows: **\$389,250.00**. Leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$137,285.00** for which, with interest, claimant claims a lien on said land and improvements.

3. The total amount due to the Claimant is not less than **ONE HUNDRED THIRTY-SEVEN THOUSAND TWO HUNDRED EIGHTY-FIVE AND 00/100 DOLLARS (\$137,285.00)**, for which interest the Claimant claims a lien on said land, Contract and Project, beneficial interest, if any, and improvements, and on the moneys or other considerations due or to become due to the Owner in and for the Project—plus interest at the rate specified under the Illinois Mechanic's Lien Act.

4. 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 amounts claimed due hereunder shall not operate to invalidate this notice.

CLAIMANT
BRIDGES EXCAVATING, INC.


BY:  President

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State of Illinois)
) SS
County of Cook)

CERTIFICATION

The Affiant John Bridges, being first sworn under oath deposes and states that he is an agent of **BRIDGES EXCAVATING, INC.** (Claimant); and that the Affiant has read the foregoing Notice and Claim for Lien and know the contents thereof; and that the statements contained therein are true to the best of Affiant's knowledge.

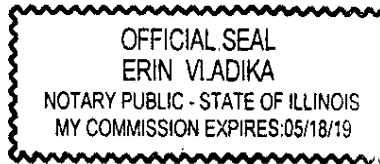


By: John Bridges

SUBSCRIBED and SWORN to before me this--

9 day of November, 2018.


Notary Public



Prepared by: Herman J. Marino Esq.
53 West Jackson Boulevard Suite 1337, Chicago, Illinois. 60604

Mail to: Herman J. Marino, 53 West Jackson Boulevard, Suite 1337
Chicago, Illinois 60604

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

PROPERTY ADDRESS:

12767 Derby Road
Lemont, Illinois

PERMANENT TAX IDENTIFICATION NUMBERS: 22-34-100-005

The property is described as: Lots 1 to 8, both inclusive and Outlot A and Outlot B in Derby Pines Subdivision, being a subdivision of that part of the Northwest $\frac{1}{4}$ of Section 34, Township 37 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 5, 2017 as Document No. 1724844036, Cook County, Illinois.

THAT PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF DERBY ROAD AND THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$; SAID POINT BEING 575.14 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST $\frac{1}{4}$; THENCE NORTH 89 DEGREES, 56 MINUTES, 53 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$, 400.00 FEET; THENCE SOUTH 0 DEGREES, 03 MINUTES, 07 SECONDS EAST 382.18 FEET; THENCE SOUTH 25 DEGREES, 00 MINUTES, 00 SECONDS WEST 166.76 FEET; THENCE SOUTH 89 DEGREES, 56 MINUTES, 53 SECONDS WEST 347.84 FEET TO THE CENTERLINE OF DERBY ROAD; THENCE NORTH 2 DEGREES, 49 MINUTES, 54 SECONDS WEST ALONG CENTERLINE OF DERBY ROAD, 221.84; THENCE CONTINUING ALONG THE CENTERLINE OF DERBY ROAD, NORTH 5 DEGREES, 18 MINUTES, 10 SECONDS EAST, 313.04 FEET TO THE POINT OF BEGINNING) ALL IN COOK COUNTY, ILLINOIS.