

UNOFFICIAL COPY

Doc#. 2030720056 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 08:22 AM Pg: 1 of 4

ILLINOIS MECHANIC'S LIEN CLAIM (770 ILCS 60/7)

STATE OF ILLINOIS
COUNTY OF COOK

The claimant, **First Point Mechanical, 780 Aec Drive, Wood Dale, IL 60191**, hereby files a claim for lien against **Testa Properties, Inc., c/o John T. Doyle, Reg. Agt., 205 N. Michigan Ave., Ste 810, Chicago, IL 60601** ("Owner"), **MB Financial Bank, N.A., 6111 N. River Road, Rosemont, IL 60018, Lender**, and **ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS** and states:

That on **April 8, 2020** the owner(s) owned the following, described land in the above County, State of Illinois, to wit:


PIN #'s: 20-05-400-017-0000 & 20-05-400-018-0000, see Legal Description attached hereto, all in Chicago, County of Cook, State of Illinois

Commonly known as: **Testa Produce, 4555 S. Racine Avenue, Chicago, IL 60609**

That on **April 8, 2020**, claimant made a contract with said owner to provide **Heating and Cooling materials, all related materials and labor** for the building or improvement on said land and on **March 5, 2020** completed thereunder delivery of materials and/or furnishing of labor to the value of **\$12,091.60** leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$12,091.60** for which, with interest, claimant claims a lien on said land and improvements.

Dated: **October 2, 2020**

First Point Mechanical

BY: 
ALLAN R. POPPER of Lienguard, Inc.,
Agent for **First Point Mechanical**
780 Aec Drive
Wood Dale, IL 60191

File No.: **115653-20-1**

UNOFFICIAL COPY

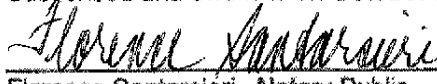
STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

Affiant, Allan R. Popper, being first duly sworn, on oath deposes and says that he is the agent of **(Client Name)**, the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

BY: 

ALLAN R. POPPER of Lienguard, Inc.,
Agent for First Point Mechanical
780 Aec Drive
Wood Dale, IL 60191

Subscribed and sworn to on **October 2, 2020**



Florence Santarsieri, Notary Public



Prepared by and return
recorded document to:

ALLAN R. POPPER, of Lienguard, Inc.,
Agent, 1000 Jorie Blvd., Suite 270
Oak Brook, IL 60523

UNOFFICIAL COPY

PARCEL 1:

ALL THAT PART OF SECTION 5, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, STATE OF ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT WHICH IS 1023 FEET NORTH OF THE SOUTH LINE AND 123 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 5 AND RUNNING THENCE EASTERLY ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 5 999.96 FEET TO A POINT; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 600 FEET TO A POINT; THENCE WEST ON A LINE PARALLEL WITH SOUTH LINE OF SAID SECTION 399.96 FEET TO A POINT;

THENCE NORTHWESTERLY ON A CURVED LINE HAVING A RADIUS OF 600 FEET AND CONVEX TO THE SOUTHWEST TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 46.84 FEET MEASURED PERPENDICULAR THEREOF AND EXCEPTING THEREFROM THAT PART OF SAID SECTION 5 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING ON A LINE WHICH IS 1122.96 FEET EAST FROM AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID SECTION 5, AT A POINT 976.16 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF SECTION 5, RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE, A DISTANCE OF 187.71 FEET; THENCE WEST ALONG A LINE WHICH IS 788.45 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF OF SECTION 5, A DISTANCE OF 51.77 FEET TO THE EAST FACE OF A BRICK WALL OF AN EXISTING 5 STORY BRICK BUILDING;

THENCE NORTH ALONG SAID EAST FACE OF BRICK WALL AND ALONG SAID EAST FACE EXTENDED, A DISTANCE OF 187.71 FEET TO ITS INTERSECTION WITH A LINE 976.16 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF THE EAST HALF OF SECTION 5; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 51.49 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 466,541 SQUARE FEET (10.7103 ACRES) OF LAND, MORE OR LESS.

PARCEL 1-A:

AN EASEMENT FOR PASSAGE OF PERSONS, ANIMALS, AND VEHICLES AND TO LAY, CONSTRUCT, MAINTAIN, REPAIR AND REPLACE UTILITY LINES AND SEWERS OF ALL TYPES AND DESCRIPTIONS OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED REAL ESTATE, FOR THE BENEFIT OF PARCEL 1 AND CERTAIN OTHER PARCELS DESCRIBED IN EASEMENT AGREEMENT DATED AUGUST 25, 1969, RECORDED AS DOCUMENT 20992913:

UNOFFICIAL COPY

A PARCEL OF LAND IN LOT 12 IN STOCK YARDS SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS 956.46 FEET NORTH FROM THE SOUTH LINE AND 37.14 FEET EAST FROM THE WEST LINE OF SAID EAST HALF OF SECTION 5 AND RUNNING THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 33.30 FEET TO A POINT WHICH IS 989.69 FEET NORTH FROM THE SOUTH LINE AND 39.45 FEET EAST FROM THE WEST LINE OF SAID EAST HALF OF SECTION 5; THENCE EASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 84.32 FEET TO A POINT 995.32 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF SECTION 5 AND ON THE LINE BETWEEN LOTS 11 AND 12 IN SAID STOCK YARDS SUBDIVISION, (SAID LINE BETWEEN LOTS 11 AND 12 BEING ALSO THE EASTERLY LINE OF THE LANDS OF THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY); THENCE SOUTHWARDLY ALONG THE LINE BETWEEN LOTS 11 AND 12, SAID LINE BEING THE ARC OF A CIRCLE, CONVEX TO THE WEST AND HAVING A RADIUS OF 600 FEET, A DISTANCE OF 33.00 FEET TO A POINT 962.41 FEET NORTH FROM THE SOUTH LINE OF SAID EAST HALF OF SECTION 5 AND THENCE WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 89.00 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

Common address: 4555 South Racine Avenue, Chicago, Illinois 60609

PINs: 20-05-400-017
20-05-400-018