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CONTRACTOR
NOTICE AND CLAIM
FOR LIEN

STATE OF ILLINOIS Doc#. 2221412104 Fee: \$55.00

Karen A. Yarbrough Cook County Clerk

Date: 08/02/2022 07:08 AM Pg: 1 of 4

)				
COUNTY OF	COOK)				
The claimant	J-TWO CONC	RETE INC	an Illinois Corporat	tion	of	JOHNSBURG
County of	McHENRY				= -	JUNISBUNG
County of	MICHEMA	, State of Illinois, h	ereby files	notice and claim fo	r lien against	
4000 0 147 0 1						
4220 S. KILDA		an Illinois Limited L	, ,			
contractor, of		Cy.	, County of	COOK	, State of ILLIN	OIS, and
	STORAGE CHI		an Illinois Limited I	Liability Company		
(hereinafter ref		to as "ewner"), of				
CHICAGO	, County of	COOK	, State of Illinois, a	nd states:		
That on	08-Jun-21		the owner owned	the following descri	bed land in	
the County of		COOK	, State of Illinois, to	wit:		
·			90.			
	SEE LEGAL AT	TTACHED				
PIN:	SEE PIN'S ATT	TACHED				
Commonly kno	wn as:	4308 W. 44TH ST	REET			
		CHICAGO, IL 6063		⁴ O ₂		
and	4220 S. KILDA					
		mprovement thereo	f.			
That on	08-Jun-21			ade a subcontract v	vith the claimant	to
17,64, 511	00 0011, 27		, out of the dots!	ado a barottitat. T	They are significant	
PROVIDE MAT	FRIAL AND LA	BOR FOR THE INST	TALLATION OF CO	NCRETE	h,	
	improvement, ar			, the claimant bega	ar and complete	4
		contract to be done		, are daman begi	\$895,000.00	-
		E THOUSAND DOI			ψυστ,σου.σο	
		and request of said o		ant furnished avtre	and additional	
		tional labor on said			\$219,703.40	XC.
		HOUSAND SEVEN			\$213,703.40	
and completed		HOUSKIND SEVEN		DOLLARS 40/100		C
		t arabitaat ar aunari	28-Apr-22	-1		C
		t, architect or superior		a) cannot, upon rea	sonable	
		nty, or (b) do not res	•		A000 407 F0	
•		d to credits on accor			\$890,497.50	
		OUSAND FOUR HU			•	
		int, after allowing all			\$224,205.90	
		UR THOUSAND TV				
		mant claims a lien o				
	erations due or t	to become due from	the owner under sa	aid contract against	said contractor a	and
owner.				/	$\overline{}$	
			J-TWO CONCRET	E.MY	/ 1	a
			_ // /		und doll	te 1
			By /// /8	0'	- con E 11	m C
			JOHN P. GALLAG	HER	PRESIDENT	

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STATE OF ILLINOIS)			
COUNTY OF COOK)			
The affiant, JOHN P. GALLAGHER		, being first duly	/ sworn
on oath deposes and says that he is	PRESIDENT	,	of
J-TWO CONCRETE, INC. the claimant; that he has read the foregoing n	otice and claim for lien and kno	ows the contents thereof: and	
that all the statements contained therein are t	rue.	Sperch Can	
Subscribed and sworn to before me this	JOAN P. GALLAGHER	PRESIDENT	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
26-Jul-22	Hade	allent.	OFFICIAL SEAL RHONDA JABLONSKI NOTARY PUBLIC - STATE OF ILLINOIS
Mail To.	Notai	ry Public	MY COMMISSION EXPIRES:04/10/23
PREPARED BY: RUPP & YOU	IMAN, 4306F WEST CRYSTAL	LAKE ROAD, McHENRY, IL	6 0050
	Coop Count	Z-C/O/A-SO/	

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UNOFFICIAL COF LEGAL DESCRIPTION OF REAL ESTATE

A TRACT OF LAND BEING A PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF DISTRICT BOULEVARD, AND 11-IE WESTERLY RIGHT OF WAY OF KILDARE BOULEVARD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 667.66 FEET TO THE NORTHERLY RIGHT OF WAY OF 44TH STREET; THENCE NORTH 89 DEGREES, 39 MINUTES, 35 SECONDS WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 1607.26 FEET TO THE WESTERLY LINE OF THE LANDS CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE CRAWFORD REAL ESTATE DEVELOPMENT COMPANY, PER DOCUMENT NUMBER 17307420; TI-IENCE NORTH 10 DECKEES 12 MINUTES 59 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 678.43 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF DISTRICT BOULEVARD; THENCE SOUTH 89 DEGREES 40 MINUTES 59 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 24.41 FEET; THENCE SOUTH 10 DEGREES 12 MINUTES 59 SECONDS EAST A DISTANCE OF 132.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 309.62 FEET AND A CHORD BEARING SOUTH 35 DEGREES 17 MINUTES 35 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 59.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 302.00 [EET AND A CHORD BEARING SOUTH 54 DEGREES 57 MINUTES 01 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 151.27 .FEET; THENCE SOUTH 67 DEGREES 59 MINUTES 20 SECONDS EAST, A DISTANCE OF 49.29 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 310.00 FEET AND A CHORD BEARING 79 DEGREES 02 MINUTES 55 SECONDS EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 111.83 FEET; THENCE SOUTH & DEGREES 39 NONTANGENT CURVE TO THE LEFT HAVING A RADIUS OF 556.00 FEET AND A CHORD BEAFING NORTH 86 DEGREES 43 MINUTES 18 SECONDS EAST; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 74.53 FEET; THENCE NORTH 81 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 70.83 FEET; THENCE NORTH 00 DEGREES 00 MINUTES OO.SECONDS WEST A DISTANCE OF 287.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF DISTRICT BOULEVARD; THENCE SOUTI-I 89 DECKEES 40 MINUTES 59 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 1130.00 FEET TO THE POINT OF Office BEGINNING, IN COOK COUNTY, ILLINOIS.

4220 S. Kildare ADDRESS:

Chicago, Illinois 60632

19-03-101-009-0000 19-03-200-019-0000 PINS:

> 19-03-400-121-0000 19-03-400-091-0000 19-03-400-154-0000 19-03-400-151-0000 19-03-400-189-0000 19-03-400-190-0000

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PLAT ACT AFFIDAVIT

State of Illinois
ss.
County of Cook Severally, being duly sworn on oath, states that Actions Theresic
at 3405 (VIVE WILL) FOR ONLY I hat the attached deed is not in violation of 765 ILCS 205/1 for o
of the following reasons:
Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 195
2. The division of subdivision of the land into parcels or tracts of five acres or more in size which does not involve any nestreets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets easements of access.
4. The sale or exchange or parcels of and between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities which does not involve any new streets or easomeds of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easement of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of lar for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two par and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an linear registered surveyo provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.
Affiant further state that makes this affidavit for the purpose of inducing the Clerk's Office of Cook Countillinois, to accept the attached deed for recording.
SUBSCRIBED and SWORN to before me
this day of
My Commission Explicit Official Seel