

# UNOFFICIAL COPY

Doc#. 2231449119 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/10/2022 11:56 AM Pg: 1 of 5

## **SUB-CONTRACTOR'S CLAIM FOR LIEN**

State of Illinois        )  
                                  ) SS  
County of Cook        )

### **This lien prepared by and return to:**

**Ricardo A. DiMonte**  
**[rdimonte@robbinsdimonte.com](mailto:rdimonte@robbinsdimonte.com)**  
**Robbins DiMonte, Ltd.**  
**216 W. Higgins Rd**  
**Park Ridge, IL 60068**  
**Tel.: 847-698-9600**

To: See attached Service List

The Claimant, **Milburn, LLC d/b/a Milburn Demolition**, of 620 28th Avenue, Bellwood, IL 60104, hereby files a Sub-Contractor's Notice and Claim for Lien against **W. E. O'Neil Construction Co.**, of 8700 W. Bryn Mawr Avenue, Suite 1050, Chicago, IL 60631 ("General Contractor"), General Contractor for **Carey Heirs Properties, LLC** and **Hawthorne Race Course, Inc. dba Hawthorne Casino & Race Course**, and anyone claiming by or through it (hereinafter collectively referred to as "Owner"), and states:

That on September 16, 2020, the Owner owned the following described premises ("Subject Premises") in the County of Cook, State of Illinois, described as:

Legal Description: See attached Exhibit A

Property Address: 3501 South Laramie Avenue, Stickney IL 60804,  
(Also 3700 S. Laramie Ave., Cicero, IL 60804, and  
4950 W. 39th St, Stickney, IL 60804)

P.I.N.s: 16-33-400-001-0000  
16-33-400-005-0000  
16-33-400-040-0000  
16-33-501-001-0000

That on or about September 16, 2020, the General Contractor made a subcontract with the Claimant by the terms of which Claimant agreed to furnish labor and materials for demolition and removal of debris and waste under its contract for the Subject Premises in the amount of **Two Million One Hundred Thousand and NO/100 Dollars (\$2,100,000.00)**.

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That on July 11, 2022, in accordance with the parties' contract, the Claimant supplied labor and materials for demolition and removal of debris and waste to the value of Four Hundred Twenty-Nine Thousand and Eight Hundred Forty-Eight and NO/100 Dollars (\$429,848.00).

That the General Contractor is entitled to credits for unperformed work as follows: \$1,670,152.00, leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of Four Hundred Twenty-Nine Thousand, Eight Hundred Forty-Eight and NO/100 Dollars (\$429,848.00), for which, with interest at the statutory rate, and all other statutory and equitable remedies, the Claimant claims a lien on said land and improvements and on the moneys or other considerations due or to become due from the owner under said contract.

Milburn, L.L.C. d/b/a Milburn Demolition

By:

James Milburn, Manager

STATE OF ILLINOIS

COUNTY OF COOK

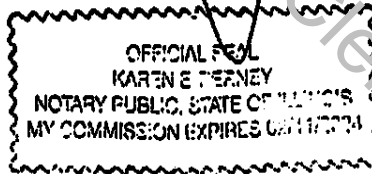
The affiant, James Milburn, being first duly sworn on oath, deposes and says that he is the Manager of Milburn, L.L.C. d/b/a Milburn Demolition, the Claimant, that he has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true.

By:

James Milburn, Manager

Subscribed and sworn to before me this 9<sup>th</sup> day of November 2022.

[Signature]  
Notary Public



### PROOF OF SERVICE

Riccardo A. DiMonte, being first duly sworn on oath, deposes and states that on the 9<sup>th</sup> day of November, 2022, served the foregoing Subcontractor's Claim for Lien by sending a copy thereof to the parties on the attached Service List, all by certified mail, return receipt requested, restricted delivery.

Riccardo A. DiMonte

Subscribed and sworn to before me this 9<sup>th</sup> day of November, 2022.

[Signature]  
Notary Public



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## SERVICE LIST

**Owner / Developer:**

Carey Heirs Properties, LLC  
c/o Timothy Carey, Manager  
3501 S. Laramie Ave.  
Stickney, IL 60804

Hawthorne Race Course, Inc.  
dba Hawthorne Casino & Race Course  
c/o Timothy Carey, President  
3501 S. Laramie Ave.  
Stickney, IL 60804

**Contractor:**

W. E. O'Neil Construction Co.  
c/o John A. Russell, President  
1245 W. Washington Blvd  
Chicago, IL 60607

**Lender:**

Signature Bank  
c/o Michael G. O'Rourke, President  
9450 W. Bryn Mawr Ave., Suite 300  
Rosemont, IL 60018

Cook County Clerk's Office

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## Exhibit A

**Property Address:** 3501 South Laramie Avenue, Stickney IL 60804,  
(Also 3700 S. Laramie Ave., Cicero, IL 60804, and  
4950 W. 39<sup>th</sup> St, Stickney, IL 60804)

**P.I.N.s:** 16-33-400-001-0000  
16-33-400-005-0000  
16-33-400-040-0000  
16-33-501-001-0000

### LEGAL DESCRIPTION

#### PARCEL 1:

ALL THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL (EXCEPT THE 20.00 FEET WIDE RAILROAD SWITCH TRACK RIGHT OF WAY CONVEYED TO THE AMERICAN TAR PRODUCTS COMPANY, INC., BY DEED DATED JUNE 25, 1921 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS IN BOOK 16967, PAGE 272 AS DOCUMENT 7212576; ALSO, EXCEPT THE EAST 50.00 FEET, LYING NORTH OF THE SOUTH LINE OF OGDEN DITCH ALSO CALLED WEST FORK OF SOUTH BRANCH OF THE CHICAGO RIVER), LYING NORTH OF A LINE, DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT ON THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 1213.18 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT AN ANGLE OF 90° SOUTH TO WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTHWESTERLY ON A LINE WITH AN ANGLE OF 164°24', MEASURED FROM EAST TO SOUTHWEST FROM LAST DESCRIBED LINE, A DISTANCE OF 259.98 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 36' TO LEFT FROM LAST DESCRIBED LINE, A DISTANCE OF 849.63 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 17' TO THE LEFT FROM LAST DESCRIBED LINE, A DISTANCE OF 234.76 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 04°28'15" TO THE RIGHT, FROM LAST DESCRIBED LINE, A DISTANCE OF 210.14 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 02°54'30" TO THE RIGHT FROM LAST DESCRIBED LINE, A DISTANCE OF 482.83 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 06°52' TO THE LEFT FROM THE LAST DESCRIBED LINE, A DISTANCE OF 411.74 FEET; THENCE SOUTHWESTERLY ON A LINE WITH A DEFLECTION OF 03°13'30" TO THE LEFT FROM THE LAST DESCRIBED LINE, A DISTANCE OF 259.35 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 606.821 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, IN COOK COUNTY, ILLINOIS.

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## PARCEL 2:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 33, WHICH IS 1174.48 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION AND RUNNING THENCE NORTH ALONG SAID EAST LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 38.70 FEET TO A POINT 1213.18 FEET NORTH OF SAID SOUTHEAST CORNER; THENCE WEST PERPENDICULAR TO SAID EAST LINE OF SOUTHEAST 1/4, A DISTANCE OF 40.00 FEET; THENCE OUTHWESTERLY ON A LINE WITH AN ANGLE OF 164°24', MEASURED FROM EAST TO SOUTHWEST FROM LAST DESCRIBED LINE, A DISTANCE OF 259.98 FEET TO A POINT WHICH IS 290.41 FEET (MEASURED PERPENDICULAR WEST OF SAID EAST LINE OF THE SOUTHEAST 1/4 AND THENCE EASTERLY, A DISTANCE OF 292.08 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE DESCRIBED LAND THE EAST 50.00 FEET THEREOF FALLING IN CICERO AVENUE, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

A STRIP OF LAND 20.00 FEET WIDE AND 1705.1 FEET LONG IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTHEAST 1/4, 957 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID WEST LINE 1705.1 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE EAST 20 FEET; THENCE NORTH PARALLEL WITH SAID WEST LINE 1705.1 FEET; THENCE WEST 20 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE SOUTH 606.82 FEET OF THE ABOVE DESCRIBED LAND, IN COOK COUNTY, ILLINOIS.