



SUBCONTRACTOR'S MECHANIC'S LIEN -- NOTICE AND CLAIM

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

Doc# 2303222000 Fee \$48.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/01/2023 09:18 AM PG: 1 OF 7

The undersigned Claimant, Dynamic Electric, Inc, of 12800 S Cicero, Alsip, IL 60803, County of Cook (the "Claimant"), hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois (as set forth in Chapter 82, Sections 1 and following of the Illinois Revised Statutes) against Berkshire Investments, LLC, legal owner(s) of the property commonly known as 1601 S. 54th Avenue, Cicero, IL 60804, County of Cook (the "Owners"), and Chicago Extruded Metal, contractual party; as the Owners' agent (the "Owners' Agent") and states as follows:

- 1. Owner(s) now holds title to that certain real property in the County Cook, State of Illinois (the "Property"), to wit:

LEGAL DESCRIPTION (ATTACHED)

The Property is commonly known 1601 S. 54th Avenue, Cicero, IL 60804, County of Cook, Permanent Real Estate Index Numbers: 16-21-308-002, 16-21-308-003, 16-21-308-004, 16-21-308-023.

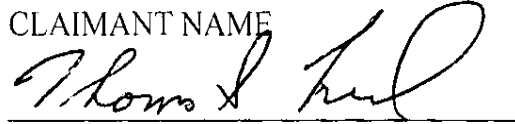
- 2. On information and belief, prior to July 2022, Owners and Owners' Agent entered into a contract for work to be performed at the Property by Claimant (the "Contract").
3. On or about July 2022, Claimant and Owners' Agent entered into that agreement for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") on a time and material basis.
4. On or about October 31, 2022, Claimant completed all of the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.
5. All of the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor and materials was furnished, delivered, and performed, and the work contemplated under the Contract completed, on or about October 31, 2022.
6. There is now justly due and owing the Claimant after allowing to the Owners' Agent all credits, deductions and offsets, the sum of One Hundred Two Thousand Four Hundred Twenty One and seventy eight cents (\$102,421.78) plus interest at the rate specified in the Illinois Mechanics Lien Act.

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7. Claimant now claims a lien on the above-described Property, and on all of the improvements thereon, against the Owner, the Owner's Agent and all persons interested therein for One Hundred Two Thousand Four Hundred Twenty One and seventy eight cents (\$102,421.78) plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

CLAIMANT NAME

BY:



One of the Claimant's Attorneys

Prepared by:

Leonard & Associates
Thomas S Leonard
17103 Oak Park Avenue
Tinley Park, IL 60477

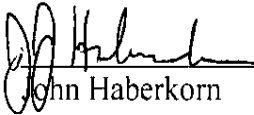
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CERTIFICATION

The Affiant, John Haberkorn, being first duly sworn, on oath deposes and says he is one of the principals of Dynamic Electric, Inc (“Claimant”); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of Affiant’s knowledge.

BY: 
John Haberkorn

Subscribed and Sworn to Before me this January 27, 2023

BY: 
Notary Public

[SEAL]



STATE OF ILLINOIS
COUNTY OF COOK

I, Mary Reed, a notary public in and for said county, in the aforesaid, certify that John Haberkorn, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of January 2023.


Notary Public

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LEGAL DESCRIPTION

See Attached

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office



CHICAGO TITLE

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LEGAL DESCRIPTION

PARCEL 1:

PART OF BLOCK 12 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF SOUTH 54TH AVENUE WITH A LINE PARALLEL TO AND 2100 FEET NORTH OF SOUTH LINE OF SAID BLOCK 12; THENCE NORTH ON EAST LINE OF SOUTH 54TH AVENUE, 246.41 FEET TO A POINT 33.46 FEET SOUTH OF NORTH LINE OF SAID BLOCK 12; THENCE NORTHEASTERLY ON A STRAIGHT LINE 158 FEET TO A POINT IN THE NORTH LINE OF BLOCK 12 AFORESAID 154.46 FEET EAST OF EAST LINE OF SOUTH 54TH AVENUE; THENCE EAST ON THE NORTH LINE OF BLOCK 12, BEING ALSO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21 AFORESAID 160 FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF THE 16 FOOT EASEMENT OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, BEING ALSO THE NORTHEASTERLY LINE OF SAID BLOCK 12, THENCE SOUTHEASTERLY ON THE CENTER LINE OF SAID EASEMENT ON CURVE CONVEX TO NORTHEAST WITH A RADIUS OF 383.06 FEET A DISTANCE OF 543.39 FEET TO A POINT WHICH IS 2005.66 FEET NORTH OF SOUTH LINE OF SAID BLOCK 12; THENCE WEST 35.59 FEET TO A POINT IN A RADIAL LINE; THENCE NORTHWESTERLY ON CURVE CONVEX TO THE NORTHEAST WITH A RADIUS OF 287.94 FEET A DISTANCE OF 100.51 FEET TO A POINT IN A LINE PARALLEL TO AND 2100 FEET NORTH OF SOUTH LINE OF SAID BLOCK 12, SAID POINT BEING 55.48 FEET WEST OF THE CENTER LINE OF SAID 16 FOOT EASEMENT THENCE WEST ON SAID PARALLEL LINE 573.87 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PART OF BLOCK 12 IN GRANT LAND ASSOCIATION'S RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SOUTH 54TH AVENUE AT ITS INTERSECTION WITH A LINE PARALLEL TO AND 2100 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 12 BEING ALSO THE NORTH LINE OF METROPOLITAN WEST SIDE ELEVATED RAILROAD; THENCE EAST ON SAID PARALLEL LINE 573.87 FEET TO A POINT; THENCE SOUTHEASTERLY ON CURVE CONVEX TO THE NORTHEAST WITH A RADIUS OF 287.94 FEET A DISTANCE OF 100.51 FEET TO A POINT OF TANGENT; THENCE EAST 35.59 FEET TO A POINT IN THE CENTER LINE OF THE 16 FOOT EASEMENT OF THE BALTIMORE & OHIO CHICAGO TERMINAL RAILROAD COMPANY, SAID POINT BEING 2005.66 FEET NORTH OF THE SOUTH LINE OF BLOCK 12; THENCE SOUTH ALONG THE CENTERLINE OF THE 16 FOOT EASEMENT AFORESAID, 120.66 FEET TO A POINT WHICH IS 1885 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 12; THENCE WEST AT RIGHT ANGLES TO THE CENTER LINE OF SAID 16 FOOT EASEMENT 22 FEET, THENCE SOUTHERLY ON CURVE, CONVEX TO SOUTHEAST WITH A RADIUS OF 287.94 FEET A DISTANCE OF 200.91 FEET TO A POINT IN A LINE PARALLEL TO AND 1700 FEET NORTH OF THE SOUTH LINE OF BLOCK 12 AFORESAID, SAID POINT

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BEING 89.83 FEET WEST OF THE CENTER LINE OF SAID 16 FOOT EASEMENT OF BALTIMORE & OHIO CHICAGO TERMINAL RAILROAD COMPANY, THENCE WEST ON A LINE PARALLEL TO AND 1700 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 12, 552.74 FEET TO THE EAST LINE OF SOUTH 54TH AVENUE AND THENCE NORTH ON SAID EAST LINE OF SOUTH 54TH AVENUE, 400 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

PART OF BLOCK 12 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SOUTH 54TH AVENUE AND A LINE 1700 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 12, BEING ALSO THE NORTH LINE OF METROPOLITAN WEST SIDE ELEVATED RAILROAD; THENCE EAST ON SAID PARALLEL LINE 552.74 FEET TO A POINT WHICH IS 89.83 FEET WEST OF THE CENTER LINE OF THE ORIGINAL 16 FOOT EASEMENT GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, BEING ALSO THE EAST LINE OF SAID BLOCK 12; THENCE SOUTHWESTERLY ON A CURVED LINE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 287.94 FEET, A DISTANCE OF 34.40 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 1675 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 12, SAID POINT BEING 112.93 FEET MORE OR LESS WEST OF THE EAST LINE OF SAID BLOCK 12; THENCE WEST ON THE LAST MENTIONED PARALLEL LINE 529.63 FEET TO THE EAST LINE OF SOUTH 54TH AVENUE; THENCE NORTH ON THE EAST LINE OF SOUTH 54TH AVENUE 25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PART OF BLOCK 12 IN GRANT LAND ASSOCIATION'S RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE EAST LINE OF SOUTH 54TH AVENUE AND A LINE 1350 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 12, BEING ALSO THE NORTH LINE OF METROPOLITAN WEST SIDE ELEVATED RAILROAD, THENCE EAST ON SAID PARALLEL LINE 552.53 FEET TO A POINT WHICH IS 90.27 FEET WEST OF THE CENTERLINE OF THE ORIGINAL 16 FOOT EASEMENT GRANTED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY, BEING ALSO THE EAST LINE OF SAID BLOCK 12; THENCE NORTHERLY ON A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 278.9 FEET A DISTANCE OF 128.37 FEET TO A POINT OF TANGENCY WHICH IS 41 FEET WEST OF THE EAST LINE AND 1467.63 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 12; THENCE NORTHERLY ON A STRAIGHT LINE TANGENT TO LAST DESCRIBED CURVE A DISTANCE OF 193.21 FEET TO A POINT 9 FEET WEST OF THE EAST LINE OF SAID BLOCK 12; THENCE NORTH ON A LINE PARALLEL TO AND 9 FEET WEST OF THE EAST LINE OF BLOCK 12, 27.44 FEET; THENCE EAST 9 FEET TO THE EAST LINE OF BLOCK 12 AT A POINT 1685.61 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 12; 199.39 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE 22 FEET; THENCE SOUTHWESTERLY ON A CURVED LINE TANGENT TO A LINE PARALLEL TO AND 22 FEET WEST OF THE EAST LINE OF SAID BLOCK 12 AND CONVEX TO SOUTHEAST, HAVING A RADIUS OF 287.94 FEET A DISTANCE OF 235.31 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL TO AND 1675 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 12; SAID POINT BEING 112.93 FEET MORE OR LESS, WEST OF THE EAST LINE OF SAID BLOCK; THENCE WEST ON THE LAST MENTIONED PARALLEL LINE 529.63 FEET TO THE EAST LINE OF SOUTH 54TH AVENUE, THENCE SOUTH ON THE EAST LINE OF SOUTH 54TH AVENUE, 325 FEET TO THE PLACE OF BEGINNING; EXCEPT THEREFROM THE FOLLOWING:

THAT PART OF LOT 12 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE 1530.0 FEET NORTH OF THE SOUTH LINE OF LOT 12 AND 369.0 FEET EAST OF THE

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WEST LINE OF LOT 12; THENCE NORTH AND PARALLEL WITH THE WEST LINE OF LOT 12, 80.0 FEET; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF LOT 12 TO A POINT 1610.0 FEET NORTH OF THE SOUTH LINE OF LOT 12 AND 17.10 FEET WEST OF THE EAST LINE OF LOT 12, THENCE SOUTHERLY ON A LINE TOWARD A POINT 410 FEET WEST OF THE EAST LINE OF LOT 12 AND 1467.63 FEET NORTH OF THE SOUTH LINE OF LOT 12, 81.12 FEET TO A POINT ON A LINE 1530.0 FEET NORTH OF THE SOUTH LINE OF LOT 12; THENCE WEST 243.21 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THEREFROM THE FOLLOWING:

THE NORTH 145 FEET OF THE SOUTH 1675 FEET OF THE WEST 369 FEET OF LOT 12 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO EXCEPT THEREFROM THE FOLLOWING:

THAT PART OF LOT 12 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 12, 1350 FEET NORTH OF THE SOUTH LINE; THENCE EAST 552.53 FEET ALONG A LINE PARALLEL WITH THE SOUTH LINE TO A POINT WHICH IS 90.37 FEET WEST OF THE EAST LINE OF LOT 12, THENCE NORTHERLY 128.37 FEET ALONG A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 278.9 FEET TO A POINT OF TANGENCY WHICH IS 41 FEET WEST OF THE EAST LINE AND 1467.63 FEET NORTH OF THE SOUTH LINE OF LOT 12; THENCE NORTHERLY 63.24 FEET ON A LINE TANGENT TO THE LAST DESCRIBED CURVE TO A POINT ON A LINE 1530 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 12; THENCE WEST 612.15 FEET ALONG A LINE 1530 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF LOT 12 TO THE WEST LINE OF LOT 12; THENCE SOUTH 180 FEET TO THE PLACE OF BEGINNING.