

# UNOFFICIAL COPY



\*2326215034\*

## CONTRACTOR'S CLAIM FOR MECHANICS LIEN

Doc# 2326215034 Fee \$45.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/19/2023 03:33 PM PG: 1 OF 4

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Above Space for Recorder's Use Only

## CONTRACTOR'S CLAIM FOR LIEN

The Claimant, GREENLINE CONSTRUCTION CO. ("Claimant"), an Illinois corporation, whose principal office is located at 115 Schreiber Avenue, Roselle, IL 60172, hereby files and claims a mechanic's lien under the Illinois Mechanics Lien Act (770 Illinois Compiled Statutes 60/1 *et seq.*), and states that:

1. The following-described real property commonly known as 8820-8836 North Milwaukee Avenue, Niles, Cook County, Illinois (the "Property"), and legally described on "EXHIBIT A" attached hereto and incorporated herein by reference.
2. On or about June 20, 2023, the Claimant made a contract with Jalal Feroz, also known as Feroz Jalal, who was then the owner of a beneficial interest in the Green Falcon Irrevocable Living Trust which was the owner of the Property, by which contract the Claimant agreed to perform substantial demolition and construction and related work at the above-described premises, for \$1,520,000.00, which was to be payable in a 10% deposit upon acceptance *plus* installments within 7 days of the final work date of each month.
3. Claimant has delivered substantial performance under the contract and after July 28, 2023, Claimant was prevented from further performance due to Jalal Feroz's stoppage of payment on an initial check and the subsequent failure to make any payment whatsoever.
4. All of the materials, fixtures, work, labor and services so furnished and delivered by Claimant were furnished to, and used in and about, the improvement of the Property, and the last of these materials, fixtures, work, labor and services including extras was so finished, delivered and performed on or about July 28, 2023.
5. There is now justly due, owing, and unpaid to Claimant, after allowing to the owner all credits, deductions, and set-offs, an amount not less than \$285,000.00.
6. The Claimant now claims a lien on the premises described above and all improvements on them against all persons interested for \$285,000.00, with interest, fees, and costs.

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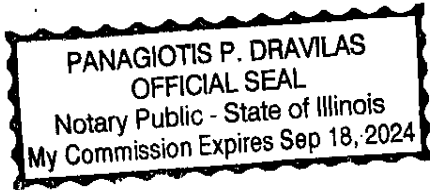
Greenline Construction Co.  
 By: [Signature] 9/13/23  
 Steve Shaka

## VERIFICATION

Steve Shaka, being first duly sworn, on oath, deposes and says that he is the President and duly authorized agent of Greenline Construction Co. the Claimant; that affiant has read the foregoing claim for lien and knows the contents of the claim; and that all the statements contained in the claim are true.

[Signature] 9/13/23  
 Steve Shaka

Subscribed and sworn to by Steve Shaka before me this 13<sup>th</sup> day of September, 2023



[Signature]  
 Notary Public

**Prepared by:** Valkyrie Law Group, P.C.  
 145 S. Wells Street, Suite 1800  
 Chicago, IL 60606

**Mail to:** Valkyrie Law Group P.C.  
 145 S. Wells Street, Suite 1800  
 Chicago, IL 60606

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## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1: ALL OF LOT 21, ALL OF LOT 22, LOT 23 (EXCEPTING THEREFROM THE SOUTH 10 FEET THEREOF AS TAKEN BY CONDEMNATION ORDER ENTERED IN THE SUPERIOR COURT OF COOK COUNTY ON JULY 15, 1936 IN CASE 514185, AND EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN CONDEMNATION JUDGMENT ORDER ENTERED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON NOVEMBER 6 1963 IN CASE NO. 63C6746, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. LR 2648335 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE WITH THE NORTH LINE OF DEMPSTER STREET, AS THE SAME WERE LOCATED AND ESTABLISHED BY SAID ORDER; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, BEING ALSO THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 32.0 FEET TO A POINT; THENCE SOUTHWESTERLY IN A STRAIGHT LINE A DISTANCE OF 33.15 FEET TO POINT IN SAID NORTH LINE OF DEMPSTER STREET, DISTANT 60.0 FEET NORTH, MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID SECTION 14; THENCE EAST ALONG SAID NORTH LINE OF DEMPSTER STREET, A DISTANCE OF 35.0 FEET TO THE POINT OF BEGINNING; AND EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED IN CONDEMNATION JUDGMENT ORDER ENTERED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON NOVEMBER 22, 1988 IN CASE 86 L 51023 DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE WITH THE NORTH LINE OF DEMPSTER STREET, AS THE SAME HAS BEEN LOCATED AND ESTABLISHED; THENCE ON AN ASSUMED BEARING OF NORTH 30 DEGREES 55 MINUTES 30 SECONDS WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF MILWAUKEE AVENUE, BEING ALSO THE EASTERLY LINE OF SAID LOT 23, A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 30 DEGREES 55 MINUTES 30 SECONDS WEST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE AND SAID EASTERLY LOT LINE OF 30.00 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 74.14 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 35.13 FEET THROUGH A CENTRAL ANGLE OF 120 DEGREES 55 MINUTES 50 SECONDS TO THE NORTH LINE OF DEMPSTER STREET, A DISTANCE 60.00 FEET NORTH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 14; THENCE SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST ALONG SAID NORTH LINE OF DEMPSTER STREET 27.00 FEET TO A POINT DISTANT WESTERLY 35.00 FEET FROM THE INTERSECTION OF THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE WITH NORTH LINE OF SAID DEMPSTER STREET; THENCE NORTH 34 DEGREES 03 MINUTES 41 SECONDS EAST 33.15 FEET (DEED) 33.13 (MEASURED) TO THE POINT OF BEGINNING.); LOT 24, (EXCEPTING THEREFROM THE SOUTH 10 FEET THEREOF TAKEN BY CONDEMNATION ORDER ENTERED IN THE SUPERIOR COURT OF COOK COUNTY ON JULY 5, 1936 IN CASE 514185), THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOT 20, THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOT 21, THE NORTHEASTERLY 1/2 OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING LOT 22, THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 23 AND THE WEST AND SOUTHWESTERLY 1/2 OF THE VACATED ALLEY LYING EAST AND NORTHEASTERLY OF AND ADJOINING LOT 24, ALL IN BLOCK 8 IN PATER'S MILWAUKEE AVENUE HEIGHTS, A

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SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF MILWAUKEE AVENUE; ALSO THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM A TRACT DESCRIBED AS FOLLOWS: COMMENCING A POINT ON THE CENTER LINE OF MILWAUKEE AVENUE, 203 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE CENTER LINE OF MILWAUKEE AVENUE AND THE NORTH LINE OF SAID SOUTH EAST 1/4; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE CENTER LINE OF MILWAUKEE AVENUE, 150 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE CENTER LINE OF MILWAUKEE AVENUE, 275 FEET; THENCE NORTHEASTERLY 150 FEET TO THE CENTER LINE OF MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF MILWAUKEE AVENUE 275 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS

Permanent Index Nos.: 09-14-410-028-0000; 09-14-410-036-0000; 09-14-410-037-000; 09-14-410-038-000