

UNOFFICIAL COPY

Claim for Mechanics Lien

The claimant, Total Systems Roofing, Inc. ("Claimant"), of Crystal Lake, Illinois, hereby files its Claim for Mechanics Lien against the Real Estate (as herein after described) and against the interest of the following entities in the Real Estate (Owner): Addison Mall, L.L.C. and any person or entity claiming an interest in the Real Estate by, through, or under the Owner.

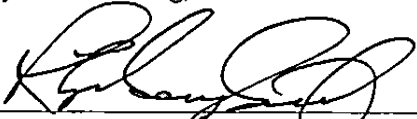
That on or about February 18, 2023, and subsequently, the Owner owned the following described land in the County of Cook, State of Illinois, commonly known as: 2901-2949 W. Addison Street, Chicago, Illinois and legally described as follows:

Legal Description
See attached Exhibit A.

Permanent Index Number (P.I.N.):
13-24-305-025-0000

That on or about March 12, 2024 the Claimant entered a contract ("Contract") with Steve Spina d/b/a First American Management or in the alternative on or about March 12, 2024 the Claimant entered a contract First American Properties, L.L.C. for the Claimant to furnish labor and building materials to install a new roof over the existing roof for the improvement and construction of the building located on the Real Estate in exchange for the contract sum of \$511,400.00. Claimant was requested to and did perform and furnish extra and additional labor and material having a contract sum of \$ 16,586.00. Claimant last performed work under the Contract on May 13, 2024. As of the date hereof, there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of One Hundred Sixty-Six Thousand Eight Hundred Fifty-Seven and 00/100 Dollars (\$166,857.00) which bears interest at the rate prescribed by the Mechanics Lien Act. The Claimant claims a lien on the Real Estate in the amount of \$166,857.00 plus interest and attorneys' fees.

Total Systems Roofing, Inc.

By: 
Richard J. Dougherty - President

Dated: June 19th, 2024



Doc# 2417689811 Fee \$46.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/24/2024 11:20 AM
PAGE: 1 OF 5

Prepared by and after recording return to:
Mark A. Van Donselaar
Churchill, Quinn, Hamilton and Van Donselaar, Ltd.
2 S. Whitney Street,
Grayslake, Illinois 60030
Phone: (847) 223-1500
Fax: (847) 223-1700

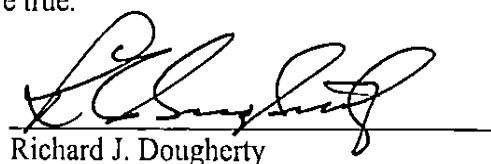
G:\Litigation Files\Total Systems Roofing\First American\Claim for Lien.doc

UNOFFICIAL COPY

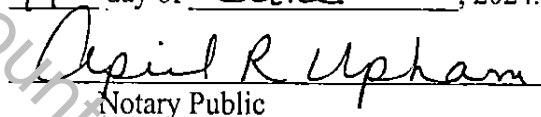
VERIFICATION

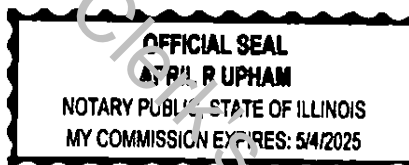
STATE OF ILLINOIS)
) SS
 COUNTY OF McHenry)

The affiant, Richard J. Dougherty, being first duly sworn on oath deposes and says that he is the President of the Claimant, Total Systems Roofing, Inc., that he has read the foregoing Claim for Mechanics Lien and knows the contents thereof, and all the statements contained therein are true.


 Richard J. Dougherty

Subscribed and sworn to before me this
19 day of June, 2024.


 Daniel R. Upham
 Notary Public



Prepared by and after recording return to:

Mark A. Van Donselaar
 mvandonselaar@grayslakelaw.com
 Attorney No. 6287588
 Churchill, Quinn, Hamilton & Van Donselaar, Ltd.
 2 S. Whitney Street
 Grayslake, Illinois 60030
 Phone: (847) 223-1500
 Fax: (847) 223-1700

UNOFFICIAL COPY

Exhibit A

LEGAL DESCRIPTION

PINS: 13-24-305-025-0000

PARCEL 1:

THE SOUTH 115.0 FEET OF THE NORTH 563.0 FEET OF THE EAST 335.0 FEET- (AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF) AND THE NORTH 448.0 FEET OF THE EAST 213.57 FEET (AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF) OF BLOCKS 3 AND 4 TAKEN AS A TRACT IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S THIRD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY THE PLAT RECORDED JULY 5, 1905, IN BOOK 90 OF PLATS, AT PAGE 11, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF INGRESS AND EGRESS, PARKING, AND TO INSTALL, MAINTAIN, AND REPLACE UTILITY FACILITIES UNDER AND ACROSS THE LAND DESCRIBED AS FOLLOWS:

BLOCKS 3 AND 4 TAKEN AS A TRACT (EXCEPT THE SOUTH 33.0 FEET THEREOF AND EXCEPT THE SOUTH 115.0 FEET OF THE NORTH 563.0 FEET OF THE EAST 335.0 FEET (AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF) AND EXCEPT THE NORTH 448.0 FEET OF THE EAST 213.57 FEET (AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF) AND EXCEPT THE NORTH 123.0 FEET OF THE WEST 90.0 FEET OF THE EAST 450.0 FEET (AS MEASURED ALONG THE EAST AND NORTH LINES THEREOF)) IN BICKERDIKE SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERDIKE'S THIRD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY THE PLAT RECORDED JULY 5, 1905, IN BOOK 90 OF PLATS, AT PAGE 11, IN COOK COUNTY, ILLINOIS, AS CREATED BY RECIPROCAL CONSTRUCTION OPERATING AND EASEMENT AGREEMENT MADE BY FIRST AMERICAN REALTY COMPANY AND MONTGOMERY WARD AND COMPANY, INCORPORATED, RECORDED OCTOBER 25, 1985 AS DOCUMENT 85253947, AS CORRECTED BY THE CERTIFICATION RECORDED MARCH 1, 1994 AS DOCUMENT 94193830, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

UNOFFICIAL COPY

LEGAL DESCRIPTION

(continued)

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SPECIAL WARRANTY DEED IN TRUST RECORDED OCTOBER 28, 1985 AS DOCUMENT 85256626 MADE BY AND BETWEEN THE COMMONWEALTH EDISON COMPANY AND CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1988 AND KNOWN AS TRUST NUMBER 67743 FOR ELECTRIC UTILITY PURPOSES, UNDER, ACROSS AND ALONG THE FOLLOWING TRACTS OF LAND:

EASEMENT A:

AN EASEMENT, GENERALLY 15 FEET IN WIDTH, IN BLOCKS 3 AND 4 IN BICKERDIKE MANOR SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE NORTH 0 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 614.57 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT, SAID POINT BEING 40 FEET SOUTH OF THE SOUTH LINE OF ADDISON STREET BEING 66 FEET IN WIDTH THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF ADDISON STREET, 15 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 31 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID LOT 3, A DISTANCE OF 25.30 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF ADDISON STREET, 586.14 FEET TO A POINT OF CURVE; THENCE SOUTHWEST ALONG SAID CURVE, HAVING A RADIUS OF 92.50 FEET, CONCAVE TO THE SOUTHEAST, AN ARC DISTANCE 51.17 FEET TO A POINT ON THE EAST LINE OF SACRAMENTO AVENUE BEING 66 FEET IN WIDTH; THENCE NORTH 1 DEGREES 12 MINUTES 50 SECONDS WEST, ALONG SAID EAST LINE OF SACRAMENTO AVENUE, 25.30 FEET TO THE SOUTH LINE OF ADDISON STREET; THENCE SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST, ALONG SAID SOUTH LINE OF ADDISON STREET, 630.05 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 3; THENCE SOUTH 0 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG SAID EAST LINE OF BLOCK 3, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING. SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS.

EASEMENT "B":

AN EASEMENT, 15 FEET IN WIDTH, IN BLOCKS 3 AND 4 IN BICKERDIKE MANOR SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 3, THENCE NORTH 0 DEGREES 10 MINUTES 31 SECONDS WEST, ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 112.34 FEET TO THE POINT OF BEGINNING OF SAID, EASEMENT; THENCE NORTH 90 DEGREES WEST 194.10 FEET TO A POINT OF CURVE; THENCE SOUTHWEST ALONG SAID CURVE HAVING A RADIUS OF 392.50 FEET, CONCAVE TO THE SOUTHEASTS, AN ARC DISTANCE OF 199.86 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWEST ALONG SAID CURVE HAVING A RADIUS OF 407.50 FEET, CONCAVE TO THE NORTHWEST, AN ARC DISTANCE OF 54.18 FEET TO A POINT ON A LINE 33 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 4; THENCE NORTH 89 DEGREES 09 MINUTES 46 SECONDS WEST, ALONG SAID LINE, 33 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 4, A DISTANCE OF 45.22 FEET TO A POINT ON A CURVED LINE; THENCE NORTHEAST ALONG SAID CURVED LINE, HAVING A

UNOFFICIAL COPY

LEGAL DESCRIPTION

(continued)

RADIUS OF 392.50 FEET, CONCAVE TO THE NORTHWEST, AN ARC DISTANCE OF 94.08 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEAST ALONG SAID CURVE HAVING A RADIUS OF 407.50 FEET, CONCAVE TO THE SOUTHEAST, AN ARC DISTANCE OF 207.49 FEET TO A POINT OF TANGENCY; THENCE NORTH 90 DEGREES EAST 194.06 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 3, THENCE SOUTH 0 DEGREES 10 MINUTES 31 SECONDS EAST, ALONG THE EAST LINE OF SAID BLOCK 3, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING. SITUATED IN THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS,

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE DRIVING AND PARKING OF PASSENGER AUTOMOBILES AND VEHICLES, AS CREATED BY THE PARKING LEASE DATED AUGUST 1, 1987 BY AND BETWEEN THE COMMONWEALTH EDISON COMPANY, MONTGOMERY WARD DEVELOPMENT CORPORATION, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 100787-07 AND R.J.B.-LI, AN ILLINOIS LIMITED PARTNERSHIP, DATED AUGUST 1, 1987, ASSIGNMENT AND ASSUMPTION AGREEMENT MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 100787-07 TO CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JULY 16, 1985 AND KNOWN AS TRUST NUMBER 67743, A CERTIFICATION REGARDING SAID LEASE RECORDED MARCH 1, 1994 AS DOCUMENT 94193831, EASEMENT OVER THAT PORTION OF COMMONWEALTH EDISON'S PROPERTY DESIGNATED AS "LEASED PREMISES" ON THE PLAT ATTACHED TO THE ABOVE REFERENCED CERTIFICATION, AS EXHIBIT A.

County Clerk's Office