

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

STATE OF ILLINOIS } COUNTY OF Cook } SS.

89114521

The claimant, Century Contractors, Inc., of Chicago, County of Cook, State of Illinois, hereby files notice and claim for lien against the FCL/Stava Group, Inc., contractor of Itasca, Illinois, and Fidelity Mutual Life Insurance Company

contractor, of Radnor, County of

State of Illinois, and Pennsylvania American National Bank & Trust Co., as Trustee Under Trust Agreement dated December 5, 1989 Trust No. 100929-06 (hereinafter referred to as "owner"), of Chicago, County of Cook, State of Illinois, and states:

That on April 17, 1989, the owner owned the following described land in the County of Cook, State of Illinois, to-wit: 4501 W. Augusta, Chicago, IL to-wit: See Exhibit A attached hereto and made a part hereof

Permanent Real Estate Index Number(s): See Exhibit A attached hereto and made a part hereof Address(es) of premises: 4501 West Augusta, Chicago, Illinois and

was owner's contractor for the improvement thereof.

That on April 17, 1989, said contractor made a subcontract with the claimant to: Remove an oil tank, fill the hole, pump out the oil and dispose of said oil property

for and in said improvement, and that on April 25, 1989, the claimant completed thereunder labor to the value of \$7,285.00

That at the special instance and request of said contractor the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ 8,000 and completed same on June 6, 1989.

That said owner, or the agent, architect or superintendent of owner (a) cannot, upon reasonable diligence, be found in said County, or (b) do not reside in said County.

That said contractor is entitled to credits on account thereof as follows: That part of said property is registered with the Office of the Registrar of Titles of Cook County, Illinois.

That said contractor is entitled to no credits on account thereof leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of Fifteen Thousand Nine Hundred Eighty-Five and No/100 (\$15,985.00) Dollars, for which, with interest, 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 against said contractor and owner.

Century Contractors, Inc. (Name of sole ownership, firm or corporation)

By Howard Goldblatt, atty in fact

Prepared by and mail to: Howard I. Goldblatt, Burke, Wilson & McIlvaine, 500 W. Madison, Suite 3700, Chicago, IL 60606

1 State what the claimant was to do. 2 "All required by said contract to be done," or "delivery of materials to the value of \$," or "labor to the value of \$," etc. 3 If extras fill out, if no extras strike out. 4 Strike out clause (a) or (b).

Handwritten notes: 700, BOX 326

89114521 (vertical stamp)

UNOFFICIAL COPY

89414521

Property of Cook County Clerk's Office

DEPT-02
\$7.00
11:11 AM TRAN 09/22 09/05/89 10:24:00
#6801 *A*-89-414521
COOK COUNTY RECORDER

89414521

OFFICIAL SEAL
DANA B. PASZYK
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR 22, 1992

[Signature]
Notary Public
day of September, 1989

Subscribed and sworn to before me this

the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true.

on oath deposes and says that he is the attorney in fact for
The affiant, Howard I. Goldblatt, being first duly sworn,

State of Illinois }
County of Cook }
SS.

UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

BLOCKS 10, 11 AND 14 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE 66 FOOT VACATED STREETS LYING BETWEEN BLOCKS 10 AND 11 AND BETWEEN BLOCKS 11 AND 14, AND TOGETHER WITH A 33 FOOT STRIP LYING SOUTH OF AND ADJOINING BLOCK 14;

(EXCEPT THEREFROM THAT PART THEREOF LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINES:

COMMENCING AT A POINT IN THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 90 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 14 EXTENDED WEST AS MEASURED ALONG SAID EAST RIGHT OF WAY LINE; THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY LINE 156 FEET; THENCE EAST ON THE EXTENDED NORTH LINE OF BLOCK 15 IN SAID SNYDER AND LEE'S SUBDIVISION AFORESAID 55 FEET; THENCE NORTHWESTERLY TO A POINT 33 FEET NORTH OF THE NORTH LINE OF SAID BLOCK 15 AND 33 FEET EAST OF THE EAST LINE OF SAID RIGHT OF WAY OF SAID RAILROAD COMPANY; THENCE NORTH 14 DEGREES 50 MINUTES 36 SECONDS WEST ALONG A LINE THAT INTERSECTS THE POINT OF COMMENCEMENT FOR A DISTANCE OF 108.65 FEET TO THE POINT OF BEGINNING OF THE LINES BEING DESCRIBED; THENCE SOUTH 89 DEGREES 16 MINUTES 08 SECONDS EAST 77.85 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 33 SECONDS EAST 42.0 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 30 SECONDS EAST 211.93 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 53 SECONDS WEST 149.70 FEET; THENCE NORTH 49 DEGREES 42 MINUTES 19 SECONDS WEST 106.53 FEET; THENCE NORTH 43 DEGREES 29 MINUTES 28 SECONDS EAST 135.65 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 123.23 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 8.32 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 79.97 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 16.10 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 191.18 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 19.78 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 97.60 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 3.81 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 85.56 FEET TO A POINT IN THE NORTH LINE OF BLOCK 10 AFORESAID 337.43 WEST OF THE NORTH EAST CORNER OF SAID BLOCK;

AND ALSO EXCEPT THEREFROM THAT PART OF BLOCK 10 AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF BLOCK 10 AFORESAID, 337.43 FEET WEST OF THE NORTH EAST CORNER THEREOF; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE THEREOF 10.0 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 00 SECONDS EAST 89.13 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 00 SECONDS WEST 19.81 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 00 SECONDS WEST 3.57 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 00 SECONDS EAST 3.81 FEET; THENCE NORTH 0 DEGREES 10 MINUTES 00 SECONDS WEST 85.56 FEET TO THE POINT OF BEGINNING); ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

A 33 FOOT STRIP WEST OF AND ADJOINING PARCEL 1 (EXCEPT THAT PART OF SAID 33 FOOT STRIP DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY 90 FEET NORTH OF THE EXTENDED SOUTH LINE OF SAID BLOCK 14 AS MEASURED ALONG SAID EAST RIGHT OF WAY

59111521

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'C' - LEGAL DESCRIPTION

LINE; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY 156 FEET THENCE EAST ON THE EXTENDED NORTH LINE OF BLOCK 15 IN SAID SNYDER AND LEE'S SUBDIVISION AFORESAID 33 FEET; THENCE NORTHWESTERLY TO A POINT 33 FEET NORTH OF THE NORTH LINE OF SAID BLOCK 15 AND 33 FEET EAST OF THE EAST LINE OF SAID RIGHT OF WAY OF SAID RAILWAY COMPANY AND THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING;

AND ALSO EXCEPT THEREFROM THAT PART THEREOF CONVEYED IN DEED DATED JULY 22, 1987 AND RECORDED AUGUST 24, 1987 AS DOCUMENT 87467308 AND FILED AUGUST 24, 1987 AS DOCUMENT LR3645593 FROM AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 100929-06 TO BOULEVARD BANK NATIONAL ASSOCIATION AS TRUSTEE UNDER TRUST NUMBER 8564;

AND ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND THE SOUTH LINE OF AUGUSTA BOULEVARD; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT OF WAY 420 FEET; THENCE NORTHERLY TO A POINT IN THE SOUTH LINE OF AUGUSTA BOULEVARD, 12 FEET EAST OF SAID POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF AUGUSTA BOULEVARD TO THE POINT OF BEGINNING);
IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 15, TOGETHER WITH THE SOUTH 33 FEET OF THE 66 FOOT STRIP OF LAND LYING NORTH OF AND ADJOINING THE EAST 1/2 OF SAID BLOCK, IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1890 AS DOCUMENT 1327108 IN BOOK 44 OF PLATS, PAGE 29

ALSO

ALL OF THE EAST AND WEST 16 FOOT PUBLIC ALLEY (NOW VACATED) LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 TO 12 AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 13 TO 24 IN THE SUBDIVISION OF THE EAST 1/2 OF BLOCK 15 IN SNYDER AND LEE'S SUBDIVISION AFORESAID

PARCEL 4:

THAT PART OF THE WEST 1/2 OF BLOCK 15 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT:

89414521

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A.2 - IDEAL DESCRIPTION

BEGINNING AT THE SOUTH EAST CORNER OF SAID WEST 1/2 OF BLOCK 15; THENCE NORTH ALONG THE EAST LINE OF SAID WEST 1/2 OF SAID BLOCK 15, A DISTANCE OF 269.60 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID BLOCK 15; THENCE WEST ALONG SAID NORTH LINE OF SAID BLOCK 15, 277.50 FEET; THENCE SOUTH AT RIGHT ANGLES, A DISTANCE OF 15 FEET, THENCE SOUTHEASTERLY 276 FEET, MORE OR LESS TO A POINT IN THE SOUTH LINE OF SAID BLOCK 15 WHICH IS DISTANT 156.50 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 15, A DISTANCE 156.50 FEET TO THE PLACE OF BEGINNING

PARCEL 5:

THE 33 FEET STRIP NORTH OF AND ADJOINING THE EAST 277.50 FEET OF THE WEST 1/2 OF BLOCK 15 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

LOTS 16 AND 17 IN BREDEHORST'S AUGUSTA STREET SUBDIVISION, BEING A SUBDIVISION OF LOTS 13 TO 19 AND THE WEST 18 FEET OF LOT 34 IN BLOCK 9 IN A RESUBDIVISION OF BLOCKS 1 AND 9 IN CLARK AND SEATON'S SUBDIVISION OF BLOCKS 1 AND 9 OF SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 4501 W. Augusta Chicago, Illinois

P.I.N.: 16-03-316-010
16-03-317-003 and 004
16-03-320-004, 006 and 007
16-03-301-003 and 004
16-03-314-003-005 and 007-014

Prepared by and after recording or registration return to:

Howard I. Goldblatt
Burke, Wilson & McIlvaine
500 W. Madison, Suite 3700
Chicago, IL 60606

Cook County Clerk's Office 89114521

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST.
CHICAGO, ILL. 60602

COOK COUNTY CLERK'S OFFICE
111 N. WASHINGTON ST.
CHICAGO, ILL. 60602