

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

90112405

VERIFIED CLAIM FOR MECHANICS' LIEN

NOTICE IS HEREBY GIVEN that the undersigned, SOUTH TOWN REFRIGERATION CORPORATION, a Delaware corporation (hereinafter referred to as "Claimant"), of the City of Chicago, County of Cook, and State of Illinois, by CATHERINE ELLIOTT-DUNNE, its authorized agents and attorneys in this behalf, claims a mechanics' lien under the law entitled "An Act to Revise the Laws in Relation to Mechanics' Liens," approved May 19, 1903 and in force July 1, 1903 and all amendments thereto, and states:

On or about the 27th day of November, 1989, Claimant, through Mark Torphy, its authorized agent in that behalf, entered into an agreement with FIRST NATIONAL REALTY & DEVELOPMENT CO., a/k/a FIRST NATIONAL REALTY & DEVELOPMENT COMPANY, INC., by Mike Horne; and with FIRST NATIONAL REALTY MANAGEMENT COMPANY, INC., by Kathy Meunier; their respective authorized agents in that behalf, in the County of Cook, State of Illinois, which was authorized and knowingly permitted by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as trustee under trust agreement dated 10/1/88 and known as Trust No. 106739-03, the owner, to improve said premises, under and by which Claimant agreed to furnish, install and service one 7-1/2 ton Carrier rooftop air conditioning unit, with ductwork and gas piping from Pizza Hut franchise building to unit; in the building commonly known as Pizza Hut franchise building, 17159 So. Harlem, Tinley Park, Illinois, legally described as:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This document was prepared by and is to be returned to:

Catherine Elliott-Dunne
Attorney at Law
One No. LaSalle Street, Suite 3007
Chicago, IL 60602
(312) 332-5535

P.I.N. No.: 28-30-300-012-0000

Street Address:
17129 So. Harlem Avenue
Tinley Park, IL

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of which the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as trustee under trust agreement dated 1/1/88, and known as Trust No. 106739-03, was then the owner.

That by the terms of said contract said work was to be completed and said materials furnished within a commercially reasonable time; and that the amount agreed upon for such work and materials was the sum of ELEVEN THOUSAND SIX HUNDRED DOLLARS (\$11,600.00), plus any extras that might be contracted for from time to time, which sum was to be payable upon completion of installation.

That the Claimant has completed the furnishing of all of the labor, equipment and materials required by the contract in a timely and workmanlike manner.

That all of the said materials, fixtures or labor and services so furnished and delivered by the Claimant were furnished and delivered to, and used in and about, the improvement of the said premises, and of the building and other improvements thereon; that the last of the said materials, fixtures, labor and services was so furnished, delivered and performed on the 14th day of December, 1989.

That there is now justly due and owing to the Claimant, for the furnishing, delivery and performance of the said material, fixtures, labor and services, as aforesaid, after allowing to the owners all just credits, deductions and setoffs, the sum of ELEVEN THOUSAND SIX HUNDRED DOLLARS (\$11,600.00), all of which is still due and unpaid.

That the above-named Claimant now comes and claims a lien upon the above-described premises and all improvements thereon, against all persons interested therein, for the amount of ELEVEN THOUSAND SIX HUNDRED DOLLARS (\$11,600.00),

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EXHIBIT A

THAT PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF SAID SOUTHWEST 1/4 AND RUNNING THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON THE WEST LINE THEREOF FOR A DISTANCE OF 931.80 FEET TO THE MOST SOUTHERLY NORTH LINE OF TOWN AND COUNTRY SUBDIVISION (BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE (THE FOLLOWING 4 COURSES BEING ON THE SOUTH AND WEST BOUNDARY LINES OF SAID TOWN AND COUNTRY SUBDIVISION) NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 457.23 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 321.52 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 132.46 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 606.93 FEET, TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 40 MINUTES 25 SECONDS WEST 589.69 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED TRACT OF LAND THAT PART OF THE WEST 50.00 FEET FALLING WITHIN THE DESCRIBED PARCEL OF LAND TAKEN BY THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS AS PER COURT CASE NUMBER 69 L 16566 FILED IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ON NOVEMBER 13, 1969, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 17159 SO. HARLEM
TINLEY PARK, ILLINOIS

P.I.N.: 28-30-300-007
28-30-300-010
28-30-300-011
28-30-300-012

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COOK COUNTY RECORDER

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