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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

## CLAIM FOR LIEN

IN THE OFFICE OF THE  
RECORDER OF DEEDS  
COOK COUNTY, ILLINOIS

DEPT-02 FILING 19.29  
T#3333 TRAN 7747 03/19/91 11:53:00  
#6043 # C \*-91-122877  
COOK COUNTY RECORDER

THE UNDERSIGNED LIEN CLAIMANT, **FAERBER ELECTRIC COMPANY, INC.**, of 901 East Oakton Street, Elk Grove Village, Illinois hereby files a claim for Mechanics' Lien against **MATTHEW STEVENS REALTY PARTNERS**, 8930 N. Waukegan Road, Morton Grove, Illinois 60053 ("Stevens"), **TOWN OF CICERO**, 4937 W. 25th Street, Cicero, Illinois; **LAKEVIEW TRUST AND SAVINGS BANK**, as Trustee under Trust Agreement dated July 16, 1986 and known as Trust No. 7087; **WILLIAM L. PACELLA** and **JOSEPH J. PACELLA**, c/o Pacella Trucking Express, Inc., 2558 South Damen Avenue, Chicago, Illinois 60608; and **PACELLA MATTHEW STEVENS PARTNERS**, c/o Matthew Stevens Realty Partners, 8930 N. Waukegan Road, Morton Grove, Illinois 60053, as their interests may appear ("Owner"), and **WHOLESALE CLUB, INC.**, c/o C T Corporation Systems, 208 S. LaSalle Street, Chicago, Illinois 60604 and **SAM'S WHOLESALE CLUB** a/k/a Sam's Club c/o Wal-Mart Stores, Inc., c/o C T Corporation Systems, 208 S. LaSalle Street, Chicago, Illinois 60604, as their interests may appear (cumulatively referred to as "Tenant"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

1. On and before September 4, 1990, Owner owned the real property in Cook County, State of Illinois described in **Exhibit A** attached hereto; commonly known as 2801 S. Cicero Avenue, Cicero, Illinois and, together with all improvements hereinafter referred to as the "premises"; and

2. On and before September 4, 1990, Tenant leased the premises from Owner; and

3. On information and belief, on or before September 4, 1990 Owner, or one knowingly permitted to do so by Owner, entered into a contract with Stevens, wherein Stevens was to provide labor, materials, equipment and fixtures for the construction of improvements to or for the benefit of the premises; or, in the alternative

4. On information and belief, on or before September 4, 1990, Tenant with the knowledge and consent of the Owner, or one knowingly permitted by Tenant, entered into a contract with Stevens, wherein Stevens was to provide labor, materials, equipment and fixtures for the construction of improvements to and for the benefit of the premises; and

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5. On or about September 10, 1990, Stevens entered into a contract with Lien Claimant to furnish electrical labor in the amount of \$119,600 for said improvement.

6. At the special instance and requests of Stevens, Lien Claimant furnished extra and additional labor and materials for the construction of the improvements to the premises in the amount of \$190,671.55.

7. On November 23, 1990, Lien Claimant substantially completed all required by said contract and extras to be done to the value of \$310,271.55.

8. Contractor is entitled to credits on account thereof for payments totalling \$179,248.52, leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of \$131,023.03 plus attorneys' fees and costs for which, with interest, lien claimant claims a lien on:

a. the premises and improvements and on monies or other considerations due or to become due from Owner under said contract between Stevens and Owner; or, in the alternative

b. Tenants' interest in the premises and/or the improvements thereon and on monies or other considerations due or to become due from Tenant under said contract between Stevens and Tenant; or, in the alternative

c. the money, bonds or warrants due or to become due to any of the aforementioned parties under contract with the Town of Cicero, and

9. Notice has been duly given to Owner, Tenant and persons otherwise interested in the above described real estate, as to the status of the undersigned as subcontractor as provided by Sections 5, 23 and 24 of Chapter 82 of the Illinois Revised Statutes (Ill. Rev. Stat. 1989, Ch. 82 §§ 5, 23 and 24)

FAERBER ELECTRIC COMPANY, INC.

By: 

JOHN T. FAERBER  
Its President

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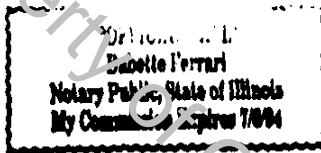
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STATE OF ILLINOIS     )  
                                  )   SS.  
COUNTY OF COOK        )

The affiant, JOHN T. FAERBER, being first duly sworn, on oath deposes and says that he is President of Faerber Electric Company, Inc., the lien claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all statements therein contained are true.

  
JOHN T. FAERBER

Subscribed and sworn to before me  
this 19<sup>TH</sup> day of March 1991.



  
Notary Public

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## PARCEL 1:

THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING: THE NORTH 33.0 FEET THEREOF; THE WEST 33.0 FEET THEREOF; THAT PART CONVEYED TO THE STATE OF ILLINOIS FOR THE WIDENING OF SOUTH CICERO AVENUE AND WEST 26TH STREET PER DOCUMENT NUMBER 18070199 RECORDED JANUARY 25, 1961, PARCEL NUMBER 21; AND THAT PART THEREOF FALLING EAST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 180.00 FEET WEST OF THE SOUTH EAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF WEST 26TH STREET (BEING A LINE 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH WEST 1/4) 219.69 FEET WEST OF THE EAST LINE OF SAID NORTH WEST 1/4.

## PARCEL 2:

THAT PART OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, LYING EAST OF THE CENTER LINE OF VACATED CARL STREET IN BAKER'S SUBDIVISION OF THE SOUTH EAST 1/4 AND THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27 AND LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID NORTH 1/2, 180.00 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT OF THE SOUTH LINE OF SAID NORTH 1/2, 175.00 FEET EAST OF THE CENTER LINE OF SAID VACATED CARL STREET, ALL IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

ALL THAT PART OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONVEYED TO THE WESTERN ELECTRIC COMPANY INCORPORATED BY DEED RECORDED SEPTEMBER 9, 1930 AS DOCUMENT NUMBER 10743717 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTHERLY LINE OF WEST 26TH STREET WILL INTERSECT THE EASTERLY LINE OF SOUTH 48TH AVENUE, SAID POINT BEING 33 FEET NORMALLY DISTANT FROM AND EASTERLY OF THE WESTERLY LINE OF SAID QUARTER SECTION, AND 33 FEET NORMALLY DISTANT FROM AND NORTHERLY OF THE SOUTHERLY LINE OF SAID QUARTER SECTION; THENCE EASTERLY, ALONG SAID NORTHERLY LINE OF WEST 26TH STREET, A DISTANCE OF 522.43 FEET; THENCE NORTHERLY, ALONG A LINE PARALLEL TO SAID EASTERLY LINE OF SOUTH 48TH AVENUE, TO A POINT 58 FEET NORMALLY DISTANT FROM AND SOUTHEASTERLY OF THE CENTER LINE OF THE ORIGINAL MAIN TRACK OF CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY; THENCE SOUTHWESTERLY, ALONG A LINE 58 FEET NORMALLY DISTANT FROM, SOUTHEASTERLY OF AND PARALLEL TO THE CENTER LINE OF SAID ORIGINAL MAIN TRACK, A DISTANCE OF 541.4 FEET, MORE OR LESS, TO ITS INTERSECTION WITH SAID EASTERLY LINE OF SOUTH 48TH AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SOUTH 48TH AVENUE, A DISTANCE OF 70.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALSO

## PARCEL 4:

ALL THAT PART OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING

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SOUTH OF OGDEN AVENUE AND SOUTH OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD AND WEST OF A CURVED LINE 20 FEET WEST OF AND PARALLEL TO THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY'S PREMISES, WHICH LIES EAST AND SOUTH OF THE FOLLOWING DESCRIBED LINE, TO WIT:

COMMENCING AT A POINT IN THE NORTH LINE OF WEST 26TH STREET 522.24 FEET EAST OF THE EAST LINE OF CICERO AVENUE; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID CICERO AVENUE TO A POINT 12 FEET SOUTH OF THE RIGHT-OF-WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, MEASURING AT RIGHT ANGLES TO THE SOUTH LINE OF SAID RIGHT-OF-WAY; THENCE NORTHEASTERLY 12 FEET SOUTHERLY FROM AND PARALLEL TO SAID SOUTH LINE OF RIGHT-OF-WAY TO THE EAST LINE OF THAT PART OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THAT PART LYING EASTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF WEST 26TH STREET (BEING A LINE WHICH IS 33.00 FEET MEASURED PERPENDICULARLY NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID NORTH WEST 1/4) AT THE POINT OF INTERSECTION OF SAID NORTH LINE OF WEST 26TH STREET WITH THE SOUTHWESTERLY LINE OF THE STRIP OF LAND CONVEYED TO DOLESE AND SHEPARD BY DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 13, 1901 AS DOCUMENT NUMBER 3369846 IN BOOK 8164 AT PAGE 528 (SAID POINT OF INTERSECTION BEING 111.0 FEET MEASURED ALONG SAID NORTH LINE OF WEST 26TH STREET WEST FROM THE EAST LINE OF SAID WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 27 AND RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE STRIP OF LAND SO CONVEYED SAID SOUTHWESTERLY LINE BEING THE ARC OF A CIRCLE CONCAVE TO THE SOUTH WEST AND HAVING A RADIUS OF 346.71 FEET A DISTANCE OF 110.0 FEET TO A POINT WHICH IS 105.66 FEET MEASURED PERPENDICULARLY NORTH FROM THE SAID NORTH LINE OF WEST 26TH STREET; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONCAVE TO THE SOUTH WEST HAVING A RADIUS OF 315.30 FEET A DISTANCE OF 227.08 FEET TO A POINT WHICH IS 262.76 FEET MEASURED PERPENDICULARLY NORTH FROM SAID NORTH LINE OF WEST 26TH STREET AND 295.80 FEET MEASURED PERPENDICULARLY WEST FROM SAID EAST LINE OF WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 27; THENCE WEST ALONG A LINE 262.76 FEET MEASURED PERPENDICULARLY NORTH FROM AND PARALLEL WITH THE NORTH LINE OF WEST 26TH STREET A DISTANCE OF 245.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE PROPERTY CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY BY DEED RECORDED IN SAID RECORDER'S OFFICE ON SEPTEMBER 9, 1930 AS DOCUMENT NUMBER 10744303 IN BOOK 28396 AT PAGE 610; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY PROPERTY LINE BEING THE ARC OF A CIRCLE CONCAVE TO THE SOUTH WEST AND HAVING A RADIUS OF 464.40 FEET A DISTANCE OF 520.89 FEET TO A POINT ON SAID NORTH LINE OF WEST 26TH STREET WHICH IS 124.0 FEET MEASURED ALONG SAID NORTH LINE WEST FROM SAID EAST LINE OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 27 AND THENCE EAST ALONG SAID NORTH LINE OF

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WEST 26TH STREET A DISTANCE OF 13.0 FEET TO THE POINT OF  
BEGINNING. P.I.N. 16-27-103-003,008  
16-27-300-001,004  
16-27-306-010,042

This instrument prepared by and mail to:

William D. Lyman  
Bedrava, Lyman and VanEpps  
2021 Midwest Road  
Suite 202  
Oak Brook, Illinois 60521  
(708) 932-7570

whole.clm



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