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92167582

SUBCONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

. DEPT-02 FILING \$8.50
. T#3333 TRAN 1415 03/16/92 10:07:00
. #1778 # C *-92-167582
. COOK COUNTY RECORDER

IN THE OFFICE OF THE
RECORDER OF DEEDS OF COOK COUNTY

AMERICAN COMFORT GROUP, INC.,

Claimant,

vs.

DIANE BEGUN and MARK BEGUN, and
RITTER CONSTRUCTION
SERVICES, INC.,

Defendant.

NOTICE AND CLAIM FOR LIEN
IN AMOUNT OF \$ 14,879.09

92167582

THE CLAIMANT, AMERICAN COMFORT GROUP, INC., of Elk Grove Village, County of DuPage, State of Illinois, hereby files a Notice and Claim for Lien against RITTER CONSTRUCTION SERVICES, INC., Contractors, of Chicago, County of Cook, State of Illinois, and owners, DIANE BEGUN and MARK BEGUN, of Chicago, County of Cook, State of Illinois, state:

That on the 23rd. day of April, 1991, said last named persons were the owners of the following described land in the County of Cook, State of Illinois to-wit:

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PARCEL 1

THAT PART OF THE WEST 450.00 FEET OF THE EAST 500.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF A LINE 1329.01 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, AFORESAID, EXCEPTING THEREFROM THE SOUTH 33.00 FEET THEREOF AND EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SOUTH COTTAGE GROVE AVENUE (SAID WEST LINE BEING 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34), SAID POINT BEING 364 FEET 6-1/4 INCHES (364.52 FEET) NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE SOUTH ALONG SAID WEST LINE OF SOUTH COTTAGE GROVE AVENUE, A DISTANCE OF 165 FEET 8 INCHES (165.67 FEET) TO AN INTERSECTION WITH THE CENTER LINE OF A 12-1/2 INCH PARTY WALL IN A ONE STORY BRICK BUILDING AND SAID PARTY WALL PROJECTED EAST; THENCE WEST ALONG THE CENTER LINE OF SAID PARTY WALL AND SAID PARTY WALL PROJECTED EAST, A DISTANCE OF 191 FEET 11 INCHES (191.92 FEET) TO THE WEST FACE OF THE ONE STORY BRICK BUILDING; THENCE SOUTH ALONG SAID WEST FACE OF THE ONE STORY BRICK BUILDING, A DISTANCE OF 0 FEET 6-1/4 INCHES (0.52 FEET) TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 199 FEET 0-1/4 INCHES (199.02 FEET) NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 158 FEET 1 INCH (158.08 FEET) TO AN INTERSECTION WITH A LINE DRAWN 400.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 165 FEET 5-1/2 INCHES (165.46 FEET) TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 364 FEET 6-1/4 INCHES (364.52 FEET) NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE EAST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 350.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 2

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 500.00 FEET THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF EAST 87TH. STREET (BEING 33.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34) WITH THE WEST LINE OF THE EAST 500.00 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH ALONG A LINE PARALLEL WITH AND 500.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 130.00 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE WEST ALONG A LINE PARALLEL WITH AND 130.00 FEET NORTH OF THE NORTH LINE OF EAST 87TH. STREET A DISTANCE OF 196.11 FEET; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 110.00 FEET; THENCE WEST ALONG A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 8.71 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE WEST 1/8 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 472.57 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE FORMING AN ANGLE OF 39 DEGREES 45 MINUTES FROM NORTH TO WEST WITH SAID LAST DESCRIBED LINE, A DISTANCE OF 138.15 FEET; THENCE NORTH PARALLEL WITH THE AFORESAID EAST LINE OF THE WEST 1/8 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 321.60 FEET TO A LINE 160.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE EAST ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 292.73 FEET TO A POINT 500.00 FEET WEST OF THE EAST LINE OF SAID SECTION 34; THENCE SOUTH ALONG A LINE 500.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1010.49 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 3

THE NORTH 30.00 FEET OF THE SOUTH 163.00 FEET OF THE WEST 196.11 FEET OF THE EAST 696.11 FEET OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4

THE NORTH 100.00 FEET OF THE SOUTH 133.00 FEET OF THE EAST 76.11 FEET OF THE WEST 196.11 FEET OF THE EAST 696.11 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE SOUTH 33 FEET TAKEN FOR EAST 87TH. STREET).

P.I.N 20-34-413 021

COMMONLY KNOWN AS: 712-744 EAST 87TH. STREET
CHICAGO, ILLINOIS

and RITTER CONSTRUCTION SERVICES, INC., the Contractors for the improvement thereof.

That on the 15th. day of August, 1991, said Contractors made a Subcontract with the Claimant to:

1. Supply and install nine (9) roof top units as follows: three (3) 7.5 ton units, one (1) 6 ton unit, two (2) 4 ton units, and three (3) 3 ton units. Install eight (8) exhaust fans and eight (8) bathroom exhaust fans as per plans. Install nine (9) insulated supply duct systems with one return-ceiling plenum type.

2. Install gas piping from meters to the roof top, times nine. (Power wiring to be done by others).

3. Supply and install thermostats and to do the drawings for \$56,727.00, plus service work at other location.

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4. On the 14th. day of November, 1991, said Contractors made a Contract with the Claimant to: supply and install a new 6 ton rooftop unit with thermostat, over the store that used to be known as the Moody Bible Store. Install the new unit on the existing roof curb set up, (rebuild the existing one if necessary, as determined when the old one is taken away). Remove the old unit and the old make up air unit. Remove the duct furnace from inside and remove the duct work not needed. Do the drops from the duct work to the drop ceiling as they are now.

5. Gas and electric. (Any rebuilding of roof mountings, and roofing to be done by others). Supply and install the roof top using as much of the existing duct work as possible for \$8,415.00.

6. On the 19th. day of November, 1991, said Contractors made a Contract with the Claimant to: supply and install the gas piping from the gang way on north side of the store from where the Gas Company brings it to, to the back of the building. All done in black 2" pipe as per the Gas Company specifications with 2 meters in gang way.

7. Mount all the unistrut for the meters and do the manifold piping for the meters. Pick up the meters from the Gas Company.

8. Hook up all the gas piping from the roof tops to the meter manifolds. (Gas Co. will hook the meters).

9. Run a new gas line 70 feet to the new six ton rooftop unit that will go above the old Moody Bible Store. All parts and labor.

10. Run a new gas line to the bowling alley to an existing gas line that is running along the middle of the bowling alley above the ceiling. Clear a path for the Gas Company to make the final connections for \$8,926.00.

for and in said improvements, and that on the 19th. day of December, 1991, the Claimant completed thereunder "all required said Contract to be done."

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That said Contractor is entitled to credits on account thereof as follows: payment of \$59,188.91, leaving due, unpaid, and owing to the Claimant, after allowing all credits, the sum of Fourteen Thousand Eight Hundred Seventy-Nine and 09/100 (\$14,879.09) Dollars, for which, with interest, the Claimant claims a Lien on said land and improvements, against said Contractor and owners.

SIGNATURES:

AMERICAN COMFORT GROUP, INC.

Kathleen Vaught, Attorney

for American Comfort Group, Inc.



THIS INSTRUMENT PREPARED BY:

KATHLEEN VAUGHT
CESARIO & WALKER
211 W. Chicago Avenue
Suite 118
Hinsdale, IL 60521
(708) 920-8800

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

VERIFICATION

Under penalties of perjury as provided by law pursuant to Section 1-109 of the Code of Civil Procedure (Ill. Rev. Stat., Ch. 110, Sec. 1-109), the undersigned certifies that the statements set forth in this instrument are true and correct except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid, that I verily believe the same be true.

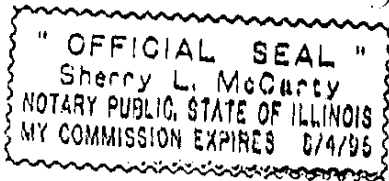
Kathleen Vaught

KATHLEEN VAUGHT

SUBSCRIBED AND SWORN TO
before me this 16th day of
March, 1992.

Sherry L. McCarty

NOTARY PUBLIC



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CLERK OF COOK COUNTY Clerk's Office