

UNOFFICIAL COPY

94109936

MECHANIC'S LIEN: NOTICE & CLAIM

STATE OF ILLINOIS
COUNTY OF COOK

94109936 9 1 3 5

The claimant, CARRON & COMPANY of Willowbrook, County of DUPAGE, State of IL, hereby files notice and claim for lien against CENTURY CONTRACTORS INC contractor of Chicago, State of Illinois; and Lincoln Property Company Chicago IL Western Holding Limited Chicago IL United States Government-Governmental Services Administration Chicago IL; Worlds Finest Chocolate Chicago IL; (hereinafter referred to as "owner) states:

That on October 1, 1993, the owner owned the following described land in the County of COOK, State of Illinois to wit:

(Street Address) World's Finest Chocolate/Gift Store 4100 W. 76th Street, Chicago, Illinois:

A/K/A: SEE ATTACHED LEGAL DESCRIPTION

DEPT-02 FILING \$15.00
T#2222 TRAN 5455 02/02/94 09:49:00
#8345 # - 94 - 109936
COOK COUNTY RECORDER

A/K/A: Tax # 19-27-101-046 & 047

and CENTURY CONTRACTORS INC was the owner's contractor for the improvement thereof. That said contractor made a subcontract with the claimant to provide metal roofing for and in said improvement, and that the claimant completed thereunder all that was required to be done by said contract. 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 \$0.00 None. That said contractor is entitled to credits of account thereof as follows: \$0.00 None, leaving due unpaid and owing to the claimant, after allowing all credits, the sum of Eleven Thousand & 00/100ths (\$11,000.00) 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.

bw/sb

JAN 24 1994

CARRON & COMPANY

BY: *John A. Carron*

Prepared By:
CARRON & COMPANY
648 Executive Drive
Willowbrook, IL 60521

State of Illinois
County of Cook

94109936

The affiant, John A. Carron, being first duly sworn, on oath deposes and says that he/she is President, the claimant; that he/she has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Subscribed and sworn to before me
this January 17, 1994.

Corrie C. VanVlymen
Notary Public

" OFFICIAL SEAL "
Corrie C. VanVlymen
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/29/94

STEWART LENS\NDL.NGC



Box 10

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Property of Cook County Clerk's Office
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That part of the North 3/4 in Section 27, Township 38 North, Range 13 East of the Third Principal Meridian, in the County of Cook in the State of Illinois defined as follows: Commencing at the point of intersection of the East line of The West 3536.0 feet (177.77 Meters) of said Section 27 with a line herein after referred to as line "A", which extends East from a point on the West line of said Section 27 which is 644.66 feet (196.49 meters) South from the Northwest Corner of the South 1/2 of said Section to a point on the East line of said Section 27 which is 619.17 feet (188.72 Meters) South from the Northeast corner of said South 1/2, said point being the point of beginning; thence North 00 Degrees 00 Minutes 38 Seconds West, 2643.55 feet (805.75 Meters) along said East line of the West 3536 feet (1077.77 meters) of said South Section 27 to a point on a straight line extended southeasterly from a point on the North & South Center line of said Section 27 which is 401.70 feet (122.44 meters) (measured along said center line) South from the North line of said Section 27 to a point on the East line of said Section 27 with is 1145.0 feet (349.0 meters) south from the Northeast corner thereof; thence South 73 Degrees 57 Minutes 16 Seconds East, along said straight line 751.83 feet (229.16 meters) to a 3/8 inch (0.95 centimeters) bronze rod set in concrete; thence North 00 Degrees 00 Minutes 38 Seconds West, 840.06 feet (256.05 meters) along East line of the West 4408.50 feet (1343.71 meters) of Section 27 to a point 1595.68 (486.36 meters) North of said line "A"; thence North 45 Degrees 00 Minutes 18 Seconds West, 56.57 feet (17.24 meters) to a point 4298.50 feet (1310.18 meters) East of the West line of Section 27; thence East 110 feet (33.53 meters) along a line 1555.68 feet (474.17 meters) North of said "A" to a 3/8 inch (0.95 centimeters) bronze rod set in concrete at corner; thence North 00 Degrees 00 Minutes 38 Seconds West, 1555.68 feet (474.17 meters) along said East line of the West 4406.50 feet (1343.71 meters) of Section 27 to a point f said line "A"; ;thence West 872.50 feet (265.94 meters) along said line "A" to the designated point of beginning, said property containing 47.50 acres (19.22 hectares) more or less, all situated in Cook County, Illinois

Tax No. 19-27-401-046 & 047

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Property of

LEGAL DESCRIPTION

That part of the North 3/4 of Section 27, Township 36 North, Range 13 East of the Third Principal Meridian, described as follows: Commencing at the point of intersection of the East line of the West 3,536.00 feet (1,077.77 meters) of said Section 27 with a line hereinafter referred to as "Line A", which extends East from a point on the West line of said Section 27 which is 444.88 feet (136.49 meters) South from the Northwest corner of the South 1/2 of said Section to a point on the East line of said Section 27 which is 819.17 feet (249.71 meters) South from the northeast corner of said South 1/2, said point being the POINT OF BEGINNING (POB); thence North 0°00'38"W, 2,843.53 feet (866.75 meters) along said East line of the West 3,536.00 feet (1,077.77 meters) of Section 27 to a point on a straight line extending Southeastly from a point on the North and South center line of said Section 27 which is 431.70 feet (131.46 meters) (measured along said center line) South from the North line of said Section 27 to a point on the East line of said Section 27 which is 1,145.00 feet (349.00 meters) South from the Northeast corner thereof; thence South 73°57'16"E, along said straight line 751.83 feet (229.16 meters) to a 3/8 inch (0.95 centimeter) Bronze Rod set in corner; thence North 0°00'38"W, 840.06 feet (256.05 meters) along the East line of the West 4,408.90 feet (1,343.71 meters) of Section 27 to a point 1,555.68 feet (474.17 meters) North of said line "A"; thence North 65°00'18"W, 56.57 feet (17.24 meters) to a point 4,298.50 feet (1,310.18 meters) East of the West line of Section 27; thence East 110.00 feet (33.53 meters) along a line 1,555.68 feet (474.17 meters) North of said line "A" to a 3/8 inch (0.95 centimeter) Bronze Rod Monument set in concrete at corner; thence North 0°00'38"W, 1,555.68 feet (474.17 meters) along said East line of the West 4,408.90 feet (1,343.71 meters) of Section 27 to a point on said line "A"; thence West 872.50 feet (265.94 meters) along said "Line A" to the designated POINT OF BEGINNING (POB), said property containing 47.50 acres (19.32 hectares) more or less all situated in Cook County, Illinois.

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A perpetual, assignable, nonexclusive easement 30 feet (9.14 meters) in width over the existing roadway between the south property line and the existing chain link fence located approximately 1,565.68 feet (477.17 meters) north of the south property line for ingress and egress to and from the FARC and for the installation, operation, maintenance, repair and replacement of underground utilities.

A perpetual, assignable, nonexclusive easement, adjoining the west edge of the northern part of the right-of-way easement described in Paragraph 1a of this section, at the entrance ramp to the loading docks of the adjoining Federal Records Center, to be used as a turnaround area for vehicles entering and leaving the FARC. Said area not to exceed an area measuring 212 feet (64.62 meters) north to south and 130 feet (40.22 meters) east to west;

A 75-foot wide (22.86 meter) easement along the north boundary of the property, granted to Commonwealth Edison Company for a right-of-way for overhead electric lines and towers, said easement being recorded as Document Number 16400391, on October 25, 1955, in the Office of the Recorder of Deeds of Cook County, Illinois;

An easement over the south 50 feet (15.24 meters) of the property for the right-of-way of 76th Street for ingress and egress for pedestrian and vehicular traffic between Cicero Avenue and Pulaski Road, serving all properties along the 76th Street right-of-way, said easement being recorded as Document Number 1866319, on December 5, 1962, in the Office of the Recorder of Deeds of Cook County, Illinois; and

The property will be conveyed subject to any and all existing reservations, easements, restrictions, and rights, recorded and unrecorded, for private and public roads, highways, streets, pipelines, railroads, utilities, water lines, sewer mains and lines, and other rights-of-way, including but not limited to any specific easements, restrictions, reservations, rights, or covenants indicated herein.

The property will include a right-of-way over 76th Street for pedestrian vehicular and traffic between Cicero Avenue and Pulaski Road, said easement being recorded as Document Number 1866319, on December 5, 1962, in the Office of the Recorder of Deeds of Cook County, Illinois.

An easement for an underground electric line between the existing electric switchgear located south of the FARC office building to a point on the east boundary of the Federal Supply Depot site directly west of said switchgear.

An easement for an underground water line between the existing pumphouse and reservoir north of the FARC and the east boundary of the Federal Supply Depot property. (Although there are no plans for construction north of the FARC, in the event the Government ever does plan construction in that area, the purchaser, its successors or assigns, shall relocate the water line, at its own expense, to the northern part of the Government property.)