

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF C O O K) SS 96618483

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

The claimant, COMPLETE PLUMBING CO., an Illinois corporation, of 5516 West 110th Street, Unit 7, Oak Lawn, County of Cook, State of Illinois hereby files a claim for lien against AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE U/T/A DATED December 12, 1988 A/K/A Trust #107080-06, 33 North LaSalle Street, Chicago, Illinois 60690; TAYLOR GOLDMAN AND ASSOCIATES, 4426 North Hermitage Avenue, Chicago, Illinois 60640; C. N. RUSSO & CO., INC., 2141 West 95th Street, Chicago, Illinois 60643; and any other persons claiming an interest in the real estate (as hereinafter described) by, through and under the owner, (hereinafter referred to as "owner"), and states:

0001
RECORDING # 15.00
MAIL 0.50
96618483 #
SUBTOTAL 15.50
CHECK 15.50

08/09/96

2 PURC CTR
0006 MCH 11:51

That on April 9, 1996, the owner owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL 1:

A PART OF THE FOLLOWING DESCRIBED LAND LYING SOUTH OF A LINE 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3, SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD COMPANY (NOW WABASH RAILROAD COMPANY) RIGHT-OF-WAY EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7,301,002; THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3, AFORESAID; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3 AFORESAID) ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

EASEMENT FOR ACCESS FOR AUTOMOBILES AND OTHER VEHICULAR TRAFFIC AND FOR THE PARKING OF AUTOMOBILES AND OTHER VEHICLES AS SET FORTH IN EASEMENT AGREEMENT RECORDED DECEMBER 11, 1980 AS DOCUMENT NO. 25,701,933, AND SUPPLEMENTED BY DOCUMENT NO. 85,297,948, OVER THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 106.00 FEET OF THAT PART OF THE FOLLOWING DESCRIBED LAND LYING NORTH OF A LINE LYING 250 FEET NORTH OF AND PARALLEL WITH THE HEREINAFTER MENTIONED SOUTH LINE OF SECTION 3; SAID LAND BEING A TRACT COMMENCING AT A POINT ON THE SOUTH LINE OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, HEREINAFTER DESCRIBED, SAID POINT BEING 165.96 FEET WEST OF THE SOUTHEAST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION LYING SOUTH OF THE CHICAGO AND STRAWN RAILROAD CO. (NOW WABASH RAILROAD COMPANY), RIGHT-OF-WAY EXCEPTING THEREFROM THE EAST 11.40 ACRES CONVEYED BY WARRANTY DEED DATED OCTOBER 15, 1921 TO JOHN TIBSTRA AND HATTIE TIBSTRA, HIS WIFE, RECORDED AS DOCUMENT NO. 7301002; THENCE RUNNING NORTH 665.44 FEET TO A POINT WHICH IS 165.68 FEET WEST OF THE EAST LINE OF THE ABOVE DESCRIBED TRACT OF LAND; THENCE RUNNING WEST 165.68 FEET; THENCE RUNNING SOUTH 665.27 FEET TO THE SOUTH LINE OF SAID SECTION 3 AFORESAID; THENCE RUNNING EAST ON THE SOUTH LINE OF SAID SECTION, 165.96 FEET TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES THAT PART LYING SOUTH OF A LINE 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 3, AFORESAID), IN COOK COUNTY, ILLINOIS.

ALSO

88-18-183

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SAID SOUTHWEST 1/4 OF SECTION 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 3, 497.40 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST 224.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUOUSLY NORTH 0 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE AFORESAID LINE, 68.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 157.822 FEET, MORE OR LESS, TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONVEX TO SOUTHEASTERLY AND HAVING A RADIUS OF 8.00 FEET AN ARC DISTANCE OF 12.568 FEET TO A POINT OF CURVE; THENCE SOUTH 0 DEGREES 00 MINUTES 29 SECONDS EAST ALONG A LINE FOR A DISTANCE OF 76.00 FEET; THENCE NORTH 90 DEGREES 00

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MINUTES 00 SECONDS WEST 165.85 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 OF SECTION 3; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 331.44 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 29 SECONDS WEST, 248.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUOUSLY NORTH 0 DEGREES 00 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 104.994 FEET TO A POINT OF CURVE; THENCE ALONG A CURVED LINE CONVEX TO NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.983 FEET TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING 438.00 FEET NORTH OF THE SOUTH LINE OF THE SAID SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE 438.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF SOUTHWEST 1/4 A DISTANCE OF 48.32 FEET; THENCE SOUTH 55 DEGREES 00 MINUTES 29 SECONDS EAST; 12.207 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 41.50 FEET; THENCE NORTH 34 DEGREES 59 MINUTES 31 SECONDS EAST, 12.207 FEET TO A POINT IN SAID LINE BEING 438.00 FEET NORTH OF SAID SOUTH LINE OF SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID PARALLEL LINE 154.00 FEET TO A POINT IN A LINE 33.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, SAID LINE BEING THE WEST LINE OF SOUTH KENTON AVENUE AS OCCUPIED; THENCE SOUTH 0 DEGREES 02 MINUTES 34 SECONDS WEST ALONG SAID PARALLEL LINE 140.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 298.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 24-03-313-046-0000

96618483

COMMONLY KNOWN AS: 4700 West 95th Street, Oak Lawn, IL 60453

That on April 9, 1996, the claimant made a contract with Taylor Goldman and Associates, under which claimant agreed to provide all necessary labor, material and work to replace sewage ejector pumps (duplex systems) on a time and materials basis.

That the contract was entered into by Taylor Goldman and Associates as the owner's agent and the work was performed with the knowledge and consent of the owner. Alternatively, the owner authorized Taylor Goldman and Associates to enter into the contract. Alternatively, the owner knowingly permitted Taylor Goldman and Associates to enter into the contract.

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Claimant last performed work under said contract on April 10, 1996.

As of the date hereof there is due, unpaid and owing to claimant, after allowing all credits, the principal sum of EIGHT THOUSAND EIGHT HUNDRED FIFTY-SIX AND 01/100 (\$8,856.01) DOLLARS. Claimant claims a lien on the real estate (including all land and improvements thereof) in the amount of EIGHT THOUSAND EIGHT HUNDRED FIFTY-SIX AND 01/100 (\$8,856.01) DOLLARS plus interest.

Dated: August 8, 1996

COMPLETE PLUMBING CO.

BY:

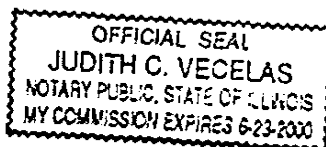
Ronald E. Fornowski
Ronald E. Fornowski
President

STATE OF ILLINOIS)
) SS.
COUNTY OF C O O K)

Ronald E. Fornowski, being first duly sworn, on oath deposes and states that he is the President of Claimant, Complete Plumbing Co., an Illinois corporation; that he is authorized to sign this verification to the foregoing General Contractor's Claim for Mechanic's Lien; that he has read the General Contractor's Claim for Mechanic's Lien and that the statements contained therein are true.

Ronald E. Fornowski
Ronald E. Fornowski

Subscribed and Sworn to
before me this 3rd day
of August, 1996.



Judith C. Vecelas
Notary Public

96618483

THIS DOCUMENTS HAS BEEN
PREPARED BY AND AFTER
RECORDING SHOULD BE MAILED TO:
JOHN G. POSTWEILER
SCHREIBER, MACK AND POSTWEILER
10600 West 143rd Street
Orland Park, IL 60462



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