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PROPERTY

DEPT-01 RECORDING \$22.50
1996 FEB 24 06/24/96 11:29:00
#2454 # L.F. #-96-305564
COOK COUNTY RECORDER

96305564

CLAIM OF LIEN

TO: Recorder of Deeds
County of COOK
STATE OF ILLINOIS

AND TO ALL WHOM IT MAY CONCERN, NOTICE IS HEREBY GIVEN that the undersigned claims a lien in the sum of ONETHOUSAND ONE HUNDRED FIFTY SEVEN AND 00/100 Dollars (\$1,157.00) against that certain building or structure owned by RUSSELL E. LANGENDERFER, BERNARD LANGENDERFER AND JUANITA FOSTER, D/B/A LBI COMPANY, ALL AS TENANTS, IN COMMON the owner, consisting of ROADCO TRANSPORT and situated upon the lot or tract of land particularly described as follows:

SEE ATTACH FOR LEGAL DESCRIPTION

in the County of COOK, State of Illinois:

That the undersigned contracted with the aforesaid owner on March 1, 1994 for the improvement on the above described lot or tract of land under the terms of the following described contract:

SEE ATTACHED COPY OF INVOICE #311567 AND 513521
LABOR AND MATERIAL USED PER CUSTOMERS REQUEST

That the undersigned has furnished the following described materials and or performed the following described labor beginning March 1, 1994 and ending February 13, 1996 to wit:



Air Comfort Corporation
2550 Braga Drive
Broadview, Il. 60153
708-345-1900

96305564

2250

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PAGE 2

This claim of lien is sent in compliance with the Laws of the State of Illinois, and the sum above claimed is true and accurate after deducting all just credits and offsets.

Dated this Twenty First, day of March 96.

AIR COMFORT CORPORATION

James P. Bachelotta
(Signature)

2550 BRAGA DRIVE

BROADVIEW, ILLINOIS 60153

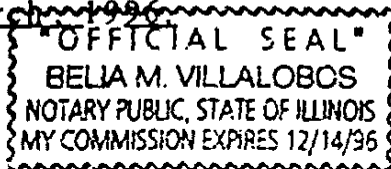
EXECUTIVE VICE PRESIDENT
(Title)

STATE OF ILLINOIS)
COUNTY OF COOK)

Terry R. McKee, being duly sworn, says: I am the Treasurer claimant above named; I have heard the foregoing claim read and know the contents thereof, and believe the same to be just and true.

Terry R. McKee

Subscribed and sworn to before me this Twenty First day of March, 1996.



Belia M. Villalobos
Notary Public

Notary Public in and for the State of Illinois, residing at 5722 South Taiman, Chicago, Illinois, 60629.

My commission expires December 14, 1996.

(File this claim of lien any time after the contract with the owner has been made and within 2 years after the completion of the contract. File in the office of the Recorder of Deed of the County in which the structure of improvement is located.)

Air Comfort Corporation
2550 Braga Drive
Broadview, Il. 60153
708-345-1900

90375564

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DATE 04/09/96 15:23

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PAGE 1

AIR COMFORT CORP.
AGED TRIAL BALANCE
AGED BY INVOICE DATE AS OF 02/29/96

CUSTOMER ID 004816

THRU 004816

OPEN ITEMS ONLY

ACTIVITY THRU PRESENT

CUST ID	CUSTOMER NAME	TRANS NUMBER	TRAN TYPE	TRAN DATE	DUE DATE	TRANS AMOUNT	CURRENT	30 DAYS	60 DAYS	90 DAYS	OVER 120
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004816 ROADCO TRANSPORT

BOB ADELMAN

708-863-0022

TESTING

311567	INV	02/24/94	03/26/94	520.00							520.00
18797	FCHG	04/30/94	04/30/94	7.80							7.80
18952	FCHG	05/31/94	05/31/94	7.80							7.80
19106	FCHG	06/30/94	06/30/94	7.80							7.80
19261	FCHG	07/31/94	07/31/94	7.80							7.80
19428	FCHG	08/31/94	08/31/94	7.80							7.80
19593	FCHG	09/30/94	09/30/94	7.80							7.80
19769	FCHG	10/31/94	10/31/94	7.80							7.80
19961	FCHG	11/30/94	11/30/94	7.80							7.80
20141	FCHG	12/31/94	12/31/94	7.80							7.80
20312	FCHG	01/31/95	01/31/95	7.80							7.80
513521	INV	02/03/95	03/05/95	520.00							520.00
20493	FCHG	02/28/95	02/28/95	7.80							7.80
20661	FCHG	03/31/95	03/31/95	15.60							15.60
20845	FCHG	04/30/95	04/30/95	15.60							15.60

GRAND TOTAL

1.157.00	.00	.00	.00	.00	1.157.00
1.157.00	.00	.00	.00	.00	1.157.00

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INVESTORS TITLE SEARCH, INC.
 222 N. LASALLE SUITE 2320 CHICAGO ILLINOIS 60601
 (312) 201-0600 FAX: (312) 201-1506

SEARCH NO.: TS000004650

CLIENT: AIR COMFORT ATTN: BEA

Supposed Owner:

Address of Property: 3417 S. CICERO, CICERO, IL

Permanent Tax no. 16-34-102-018

Torrens Certificate:

Census Tract no.

Legal Description - See Copy Attached

LAST GRANTEE OF RECORD: RUSSELL E. LANGENDERFER, BERNARD LANGENDERFER AND, JUANITA FOSTER,
 D/B/A LBJ COMPANY, ALL AS TENANTS, IN COMMON

DOCUMENT NO.	GRANTOR	GRANTEE	INST.	DATE	RECORDED	REMARKS
22170249	RICHAR P. McARTHUR	RUSSELL E. LANGENDERFER, BERNARD LANGENDERFER AND JUANITA FOSTER D/B/A LBJ COMPANY	D	11/30/72	12/29/72	
87362430	SAME AS ABOVE (SELLERS)	AMERICAN NATIONAL BANK TRUST #101450- 01 (PURCHASERS)	AGMT	5/1/87	7/1/87	SEE COPY

The information in the search above is from the public records of the county in which the property is located. By acceptance of this tract search, the client agrees that the Company assumes no liability for the loss or damage resulting from negligence or misconduct by the Company or its employees. THIS IS NOT A TITLE INSURANCE POLICY, GUARANTEE, OR OPINION OF TITLE AND SHOULD NOT BE RELIED UPON AS SUCH.

SEARCH DATE 03/12/96

COVERING RECORDS OF 01/30/96

PRICE \$35.00

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249

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of the power and authority vested in the
of the grantor— to make validly
following described real estate, to wit in
Illinois

South 1/4
North West
1/4, Range
1n, which
way of
excepting
e of said
ne of the
cepting
t thereof in
ost quarter
1/4 13, East
of Cicero.

NO TOTAL LITIGATION



22 110 249

thereunto belonging or in any wise appertaining
aforesaid, has hereto set his
and year first above written.

[Signature] (SEAL)
as trustee as aforesaid

as trustee as aforesaid (SEAL)

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3 7 3 0 2 4 3 0

87362.130

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MEMORANDUM OF AGREEMENT FOR WARRANTY DEED

THIS AGREEMENT is made this 1st day of May, 1987, by and between RUSSELL E. LANGENDERFER, BERNARD LANGENDERFER and JUANITA FOSTER, doing business as LBJ COMPANY as Seller, and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST 101450-01, ^{DATED MARCH 31, 1987} Purchaser,

W I T N E S S E T H:

Seller does hereby agree to sell and convey to Purchaser and Purchaser agrees to buy the real property more particularly described on Exhibit A attached hereto and made a part hereof.

The purchase price to be paid by Purchaser and all the obligations and rights of Seller and Purchaser in respect to the above-described property are set forth in a certain Agreement for Warranty Deed dated May 1, 1987, executed by the parties hereto.

This document is merely a memorandum of the aforesaid agreement and is subject to all the terms, conditions, and provisions thereof. In the event of any inconsistency between the terms of said agreement and this document, the terms of said agreement shall prevail as between the parties hereto.

This document is hereby made binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

This instrument is executed by American National Bank and Trust Company of Chicago, not personally but as trustee as aforesaid. All the covenants and conditions to be performed hereunder by said Bank are undertaken by it solely as trustee as aforesaid and not individually, and no personal liability shall

① auc

70-78-822
D-3

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be asserted or be enforceable against said Bank by reason of any of the covenants, statements, representations or warranties contained in this instrument.

IN WITNESS WHEREOF, the parties have executed this document on the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but as Trustee as Aforesaid

By [Signature]
its [Signature]

ATTEST:

[Signature]
its [Signature]

[Signature]
Seller

[Signature]
Seller

x [Signature]
Seller

d/b/a LBJ COMPANY

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37302400

STATE OF ILLINOIS)
) SS.
COUNTY OF)

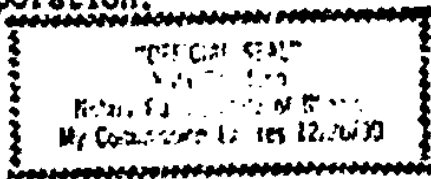
The foregoing instrument was acknowledged before me
this 7 day of May, 1957, by RUSSELL E.
LANGENDERFER, BERNARD LANGENDERFER and JUANITA POSTER, doing
business as LBJ COMPANY, Seller.

[Signature]
Notary Public

My Commission Expires:
9/26/58.

STATE OF ILLINOIS)
) SS.
COUNTY OF)

The foregoing instrument was acknowledged before me
this ___ day of MAY 14 1957, by SUZANNE G. BAKER
of AMERICAN NATIONAL BANK AND TRUST COMPANY
OF CHICAGO, a Banking Corporation, and attested by J. MICHAEL WHELAN
of said Corporation, on behalf of the
Corporation.



[Signature]
Notary Public

My Commission Expires:

PREPARED BY AND MAILED TO:

HARRY ADELMAN
53 W. Jackson Blvd.
Suite 1050
Chicago, IL 60604

GRANTEE:

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO
33 N. LaSalle Street
Chicago, IL 60602

(P1333)

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THAT PART OF THE NORTH 304 FEET OF THE SOUTH 610 FEET OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD (EXCEPTING THE EAST 165 FEET THEREOF); IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RESERVATIONS IN DEEDS FROM I. M. LANGENDERFER AND MARCELLA M. LANGENDERFER, HIS WIFE, TO DIVERS GRANTEE, AND RECORDED AS DOCUMENTS 15179760, 15199751, 15216461, 15211771, 15212430, 15419074 AND 15476121; AND BY GRANT IN WARRANTY DEED FROM THE SAID I. M. LANGENDERFER AND MARCELLA M. LANGENDERFER, HIS WIFE, TO CHARLES F. MCCARTER, AS TRUSTEE UNDER TRUST NUMBER 10, WHICH WARRANTY DEED WAS DATED DECEMBER 3, 1952 AND RECORDED DECEMBER 31, 1952 AS DOCUMENT 15516425; FOR INGRESS AND EGRESS WITH OR WITHOUT MOTOR VEHICLES OVER, UPON AND ACROSS ROADWAYS LOCATED ON THE FOLLOWING DESCRIBED STRIPS OF LAND:

(A). THAT PART OF THE NORTH 30 FEET OF THE SOUTH 939 FEET OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EAST LINE OF CICERO AVENUE AND WEST OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD;

(B). THE EAST 40 FEET OF THE WEST 77 FEET OF THE NORTH 616 FEET OF THE SOUTH 924 FEET OF SAID SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34; AND

(C). THAT PART OF THE NORTH 30 FEET OF THE SOUTH 323 FEET OF SAID SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, WHICH LIES EAST OF THE EAST LINE OF CICERO AVENUE AND WEST OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD;

ALL IN COOK COUNTY, ILLINOIS

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN WARRANTY DEED FROM MANUFACTURERS' JUNCTION RAILWAY COMPANY, A CORPORATION OF ILLINOIS, TO CHICAGO AND ILLINOIS WESTERN RAILROAD, A CORPORATION OF ILLINOIS, DATED JULY 21, 1905 AND RECORDED AUGUST 7, 1914 AS DOCUMENT 5472322; AND AS RESERVED IN WARRANTY DEED FROM WESTERN ELECTRIC COMPANY, INCORPORATED, A CORPORATION OF NEW YORK, TO CHICAGO AND ILLINOIS WESTERN RAILROAD, A CORPORATION OF ILLINOIS, DATED NOVEMBER 9, 1949 AND RECORDED JANUARY 6, 1950 AS DOCUMENT 1479287; AND AS CREATED BY WARRANTY DEED FROM I. M. LANGENDERFER AND MARCEL A. M. LANGENDERFER, HIS WIFE, TO CHARLES F. MCCARTER, AS TRUSTEE UNDER TRUST NUMBER 10, WHICH WARRANTY DEED WAS DATED DECEMBER 3, 1952 AND RECORDED DECEMBER 31, 1952 AS DOCUMENT 15516425 FOR INGRESS AND EGRESS OVER THE ROADWAY CROSSING THE CHICAGO AND ILLINOIS WESTERN RAILROAD, WHICH ROADWAY CROSSING HAS BEEN ESTABLISHED AND LOCATED AT THE EASTERLY TERMINUS OF THE 30 FOOT WIDE EASEMENT STRIP DESCRIBED IN PARCEL 2C HEREIN, AND CONTINUES THEREFROM IN AN EASTERLY DIRECTION ACROSS, UPON AND OVER SAID CHICAGO AND ILLINOIS WESTERN RAILROAD (THE LOCATION OF SAID ROADWAY CROSSING AND

CERTAIN COVENANTS RELATING THERETO, HAVING BEEN SET FORTH IN A CERTAIN AGREEMENT RECORDED NOVEMBER 5, 1952 AS DOCUMENT 15476921); IN COOK COUNTY, ILLINOIS.

Commonly known as 3417 S. Cicero Avenue, Cicero, IL
Payment Tax ID No.: 16-34-102-018-0000

REC 57556A

87362130

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AIR COMFORT CORPORATION

ILLINOIS DIVISION
2550 BRAGA DRIVE
BROADVIEW, IL 60153
(708) 345-1900
FAX (708) 345-2730

INDIANA DIVISION
575 W. 84TH DRIVE
MERRILLVILLE, IN 46410
(219) 769-6670
FAX (312) 375-8223

SERVICE CONTRACT

JOB # 715

UNOFFICIAL COPY

Bill to:

004816
ROADCO TRANSPORT
3417 S. CICERO AVENUE

CICERO IL 60650

PLEASE REMIT TO
AIR COMFORT CORPORATION
2550 BRAGA DRIVE
BROADVIEW, IL 60153

TERMS: PAYABLE UPON RECEIPT

Invoice #: 51332 Date: 02/03/95 Contract #: 5086 P/O #: Page: 1

FOR THE ACCOUNT OF CUSTOMER: 004816

GROUP: UNIT: ROADCO TRANSPORT
3417 S. CICERO AVENUE
CICERO IL 60650

MODEL: 3ET/ARM S/N: ANNUAL \$520.00

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MARCH MAINTENANCE AGREEMENT BILLING

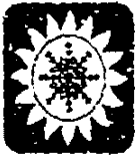
SUB-TOTAL: \$520.00

TOTAL DUE: \$520.00

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AIR COMFORT CORPORATION



AUTHORIZED PARTS AND SERVICE

INVOICE NO. **311567**
FILE COPY

D-U-N-S 00-797-8927

REMIT ALL PAYMENTS TO:
2550 BRAGA DRIVE, BROADVIEW, IL 60153

#004816

ILLINOIS DIVISION PHONE (312) 345-1900

2550 BRAGA DRIVE, BROADVIEW, ILL. 60153

INDIANA DIVISION PHONE (219) 769-8970

575 W. 84TH DR. MERRILLVILLE, IND. 46410

TO: Roadco Transport
3417 S. Cicero Avenue
Cicero, IL 60650

PLACE OF WORK: Same

TERMS: INVOICE PAYABLE UPON RECEIPT
A FINANCE CHARGE OF 1.5% PER MONTH (ANNUAL PERCENTAGE RATE 18%) WILL BE ADDED TO ALL INVOICES MORE THAN 30 DAYS PAST DUE.

CODE 43K	INVOICE DATE 2-24-94	CUSTOMER ORDER NO. (S)	BET	Annual	5086
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DESCRIPTION	MATERIAL	LABOR	TOTAL
<p>March Maintenance Agreement Billing</p> <p>For the Account of: #004816 Roadco Transport 3417 S. Cicero Avenue Cicero, IL 60650</p>			\$520.00

INDUSTRIAL SHEET METAL • HEATING • AIR CONDITIONING • VENTILATION • PROCESS PIPING • REFRIGERATION

FORM 40 AC 3M 3/87

ENGINEERING • DESIGN • SERVICE

96305564

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