

THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED TO:

Timothy R. Conway
Edward B. Koidan
Stein, Ray & Conway
222 West Adams Street, Suite 1800
Chicago, Illinois 60606
(312) 641-3700

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The claimant, Fabcon, L.L.C. ("Claimant"), a Minnesota limited liability corporation, with an address at 6111 West Highway 13, Savage, Minnesota, 55378, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate and against Jimi Construction, an Illinois corporation with offices at 3186 Doolittle Drive, Northbrook, Illinois, 60062, as General Contractor ("Jimi"), and against DMP, L.L.C. ("Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner.

Claimant states as follows:

1. On or about March 7, 1997, Owner owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as 2205 Carlson Drive, Northbrook, Illinois, and legally described as:

PIN NUMBER: 04-15-302-012-0000, 04-15-302-014-0000
ADDRESS: 2205 CARLSON DRIVE, NORTHBROOK, ILLINOIS

UNOFFICIAL COPY

Property of Cook County Clerk's Office

LOT 1 IN MORAN NORTHBROOK RESUBDIVISION, BEING A RESUBDIVISION OF LOT 6 (EXCEPT THE NORTH 112.00 FEET THEREOF) AND LOT 7 IN GLENBROOK INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 600.00 FEET THEREOF) AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF A LINE 100.00 FEET WEST OF THE CENTER LINE OF THE MOST WESTERLY TRACT OF THE CHICAGO MILWAUKEE AND ST. PAUL AND PACIFIC RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS, SAID PLAT HAVING BEEN RECORDED MARCH 12, 1997 AS DOCUMENT NO. 97170185.

The permanent Real Estate Tax Numbers are:

04-15-302-012-0000 and 04-15-302-014-0000.

2. Jimi was Owner's general contractor for the improvements on the Real Estate.

3. On or about July 7, 1997, Jimi, as general contractor, made a written subcontract with Claimant under which Claimant agreed to provide all necessary labor, material, equipment and supplies to properly perform and fully complete all prestressed concrete work, as more fully described in its written contract, for construction on and improvements to the Real Estate in exchange for payment in the original contract sum of One Hundred Sixty Eight Thousand Six Hundred Seventy Dollars and No Cents (\$168,670.00)(the "Subcontract").

4. The Subcontract was entered into by Jimi and the work was performed by Claimant with the knowledge and consent of Owner. Alternatively, Owner specifically authorized Jimi and/or Jimi's agents to enter into contracts for improvement of the Real Estate. Alternatively, Owner knowingly permitted Jimi and/or Jimi's agents to enter into contracts for the improvement of the Real Estate.

5. At the special instance and request of Jimi and with the full knowledge and express consent or acquiescence of Owner, Claimant furnished extra and additional materials and extra and additional labor for the improvement of the Real Estate to the extent and value of Eight Hundred Dollars and No Cents (\$800.00).

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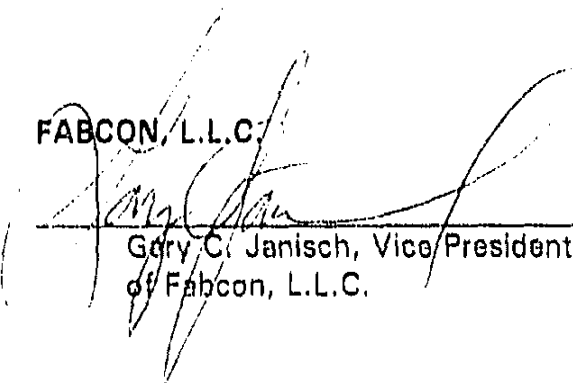
6. On August 27, 1997, Claimant completed substantially all work required to be performed under the Subcontract.

7. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by Jimi, the principal sum of One Hundred Sixty Nine Thousand Four Hundred Seventy Dollars and No Cents (\$169,470.00), for which, with interest, Claimant claims a lien on the Real Estate and on the monies or other consideration due or to become due from Owner to Jimi under any contract between Owner and Jimi.

Dated: 12/23/97

FABCON, L.L.C.

By:


Gary C. Janisch, Vice President
of Fabcon, L.L.C.

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STATE OF ^{MINNESOTA} ILLINOIS)
) SS.
COUNTY OF ^{DAKOTA} COOK)

I, Gary C. Janisch, being first duly sworn on oath, depose and state that I am authorized as Vice President to execute this Notice and Claim For Mechanics Lien on behalf of Claimant, that I have read the foregoing Notice and Claim For Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

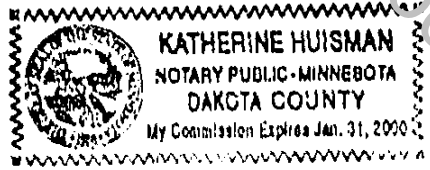
[Handwritten Signature]

Gary C. Janisch

SUBSCRIBED AND SWORN TO
before me this 23 day
of December, 1997.

[Handwritten Signature]

Notary Public



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