

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

VERIFIED CLAIM FOR MECHANICS' LIEN

NOTICE IS HEREBY GIVEN that the undersigned, SOUTH TOWN REFRIGERATION CORPORATION, of 8041 So. Western Ave., Chicago, IL 60602 (hereinafter sometimes referred to as "Claimant"), hereby files this notice and claim for mechanics' lien against YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, as Record Owner, under the law entitled "An Act to Revise the Laws in Relation to Mechanics' Liens," approved May 19, 1903, and in force July 1, 1903, and all amendments thereto, (770 ILCS 60/01 et seq.), and states:

That on or about March 14, 1997, Claimant entered into a written agreement with YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, through Tom Kruger, its employee and/or duly authorized agent in that behalf, which was authorized and knowingly

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This document was prepared by  
as is to be returned to:

Catherine Elliott-Dunne  
P.O. Box 10371  
Chicago, IL 60610-0371

P.I.N. 18-04-201-015

Street Address:  
31 E. Ogden Ave.  
LaGrange, Cook County, IL

permitted by YOUNG MEN'S CHRISTIAN ASSOCIATION OF CHICAGO, the Record Owner, under and by which Claimant agreed to furnish, install and service new rooftop and condensing heating-ventilation-air conditioning ("HVAC") units per proposal, including five (5) Trane YCD180B-3H 15-ton rooftop units; one (1) Trane YCD120B 10-ton rooftop unit; one (1) Trane TTA240B-3 20-ton rooftop condensing unit; 2 Trane TWE 120A-1 10-ton air handlers; two (2) Trane BATWATRO14A steam coils; economizers, temperature sensors; ICD interface units for \$43,492.00; three (3) Trane Varitrack systems with dampers and bypass dampers for \$10,500.00; also including rental of crane to assist in installation; insulation; steam piping; installation and balancing of controls; dry wall; run gas lines through building; run conduit through bypass dampers; install ductwork; also including balance and start-up; all in the building commonly known as Ridgeport YMCA, 31 E. Ogden Ave., LaGrange, Cook County, IL, legally described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A of which BOARD OF TRUSTEES OF THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF METROPOLITAN CHICAGO was then the Record Owner.

That by the terms of said contract, said work was to be completed, and said materials furnished, within a commercially reasonable time; and that the amount agreed upon for such work was \$282,000.00, plus such "extras" as might be contracted from time to time, which sum was to be payable upon receipt of progress or interim billings; final balance to be paid upon completion of work and receipt of invoicing from Claimant.

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That the Claimant has completed the furnishing of all of the labor, equipment and materials required by the contract in a timely and workmanlike manner.

That all of the said materials, fixtures, labor and services so furnished and delivered by the Claimant were furnished and delivered to, and used in and about, the improvements thereon; and that the last of the said materials, fixtures, labor and services was so furnished, delivered and performed on the twenty-sixth (26th) day of November, 1997.

That there is now justly due and owing to the Claimant, for the furnishing, delivery and performance of the said materials, fixtures, labor and services, as aforesaid, after allowing to the owners all just credits, deductions and setoffs, the sum of SIXTEEN THOUSAND DOLLARS AND 00/100 (\$16,000.00), plus statutory interest accruing from the date of completion, plus reasonable attorneys' fees, all pursuant to the above-cited statute.

That the above-named Claimant now comes and claims a mechanics' lien upon the above-described premises, and all improvements thereon, as against all persons interested therein, for the amount of SIXTEEN THOUSAND DOLLARS AND 00/100 (\$16,000.00), according to the statute in such case made and provided.

Respectfully submitted,

SOUTH TOWN REFRIGERATION CORPORATION

By: Catherine Elliott-Dunne  
Catherine Elliott-Dunne  
Its Attorney

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                                  ) SS.  
COUNTY OF COOK        )

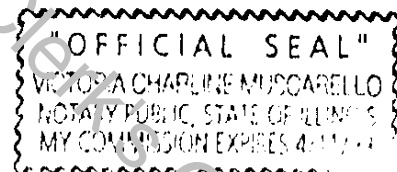
## VERIFICATION

I, Catherine Elliott-Dunne, being first duly sworn on oath, depose and state that I am the attorney and authorized agent for SOUTH TOWN REFRIGERATION CORPORATION, the Claimant herein, and have authority to execute this Verification on behalf of said corporation; that I have read the foregoing VERIFIED CLAIM FOR MECHANICS' LIEN and am familiar with the contents thereof; that the allegations contained therein are true and correct, except as to matters stated to be on the basis of information and belief, and as to such matters, I verily believe said allegations to be true and correct.

Catherine Elliott-Dunne  
Catherine Elliott-Dunne

SUBSCRIBED and SWORN to before me  
this 14<sup>th</sup> day of January, 1998

Victoria Charline Muscarello  
Notary Public



Catherine Elliott-Dunne  
Attorney for Claimant  
One No. LaSalle St., Suite 2117  
Chicago, IL 60602-3908  
Phone (312) 332-5535  
Fax: (312) 332-5541  
Attorney I.D. #16743  
ARDC #06191931

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## EXHIBIT A

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Lots 7, 8, 9 and 10 (excepting from said Lots 7, 8, and 9 and the East 15 feet of said Lot 10 the North 2.50 feet thereof) together with Lot 19 (excepting therefrom, the East 73.52 feet and the North 2.50 feet thereof), all in Block 3 of Shawmut Avenue Addition to La Grange, a subdivision of part of the North half of Section 4, Township 38 North, Range 12 east of the 3rd Principal Meridian.

Also that part of the South half of vacated Shawmut Avenue lying north of said Block 3 described as follows:

Beginning at the point of intersection of the West line of the East 15 feet of said Lot 10 with the South line of said vacated street and running thence west along said South street line a distance of 85 feet to the Northwest corner of said Lot 10; thence northeastwardly along the westerly end of the vacated portion of said Shawmut Avenue a distance of 40.4" feet to its intersection with the North line of the South half of said vacated street; thence east along said North line of South half a distance of 11.60 feet to its intersection with the northward extension of said West line of the East 15 feet of Lot 10 and thence south along said northward extension a distance of 33 feet to the point of beginning.

Probate Court Clerk's Office