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SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) SS
COUNTY OF WILL.)

. SEPT-30 FILES
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. 48927 & RC * - 98 - 3732
. COOK COUNTY RECORDER

The claimant, C-N-D Electric, Inc., an Illinois corporation (Claimant), with an address at 19204 S 85th Court, Mokena, IL 60448, hereby files its Subcontractor's Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate (Owner).

LaSalle National Bank, as Trustee Under Trust No 31062 and the beneficiary or beneficiaries of the Trust,

and against Contractor, Thunderbird Resource Group, Inc., 1170 Buttonwood Drive, Northbrook, IL 60082, and against Lessee, Factory Card Outlet, 227 W. Diehl Road, Naperville, IL 60563, and any person claiming an interest in the Real Estate (as hereinafter described) by through or under the Owner.

Claimant states as follows

1 On or about December 19, 1997, (and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (Real Estate) in Cook County, Illinois commonly known as 9471 N Milwaukee Avenue, Niles, Illinois, and legally described as follows:

PARCEL 1: TAX# 09-14-200-033

THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF BLOCK 4 OF SUPERIOR COURT COMMISSIONERS' DIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, WITH THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE AS WIDENED BY CONDEMNATION IN 60S10942, RECORDED SEPTEMBER 28, 1960, SAID INTERSECTION BEING 40 81 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 4, THENCE NORTHWESTWARD ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 100 FEET. THENCE NORTHEASTWARD, AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 30 70 FEET TO A POINT IN A LINE WHICH IS 100 FEET (MEASURED AT RIGHT ANGLES) NORTH OF AND PARALLEL WITH SAID NORTH LINE OF BLOCK 4; THENCE EASTWARD ALONG SAID PARALLEL LINE FOR A DISTANCE OF 306 52 FEET; THENCE SOUTHWARD LONG A LINE WHICH IS PARALLEL WITH THE WEST LINE OF BLOCK 3 OF SAID SUPERIOR

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COURT COMMISSIONERS' DIVISION FOR A DISTANCE OF 100.8 FEET TO SAID NORTH LINE OF BLOCK 4, THENCE WESTWARD ALONG SAID NORTH LINE OF BLOCK 4 FOR A DISTANCE OF 271.80 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF BLOCK 4 OF SUPERIOR COURT COMMISSIONERS' DIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, WITH THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE AS WIDENED BY CONDEMNATION IN 60S10942, RECORDED SEPTEMBER 28, 1960, SAID INTERSECTION BEING 40.81 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 4, THENCE NORTHWEST ALONG SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 100.00 FEET TO A POINT, THENCE NORTHEAST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 30.00 FEET TO THE POINT, THENCE SOUTHEAST ALONG A LINE 30 FEET NORTH EAST OF AND PARALLEL TO THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 100 FEET TO A POINT, THENCE SOUTH WEST AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 30 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

PARCEL 2 TAX# 09-14-200-037-0000

THAT PART OF BLOCK 4 OF SUPERIOR COURT PARTITION COMMISSIONERS' DIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID BLOCK 4 WITH THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE AS WIDENED BY CONDEMNATION IN 60S10942, RECORDED SEPTEMBER 28, 1960 SAID INTERSECTION BEING 40.81 FEET EAST OF THE NORTHWEST CORNER OF SAID BLOCK 4, THENCE SOUTHEASTWARD ALONG THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE FOR A DISTANCE OF 99.43 FEET MORE OR LESS, TO AN INTERSECTION WITH A LINE WHICH IS 81 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF BLOCK 4, THENCE EASTWARD ALONG SAID PARALLEL LINE FOR A DISTANCE OF 210.88 FEET, THENCE NORTHWARD ALONG A LINE WHICH IS PARALLEL WITH THE WEST LINE OF BLOCK 3 OF SAID SUPERIOR COURT COMMISSIONERS' DIVISION FOR A DISTANCE OF 81.06 FEET TO SAID NORTH LINE OF BLOCK 4, THENCE WESTWARD ALONG SAID NORTH LINE OF BLOCK 4 FOR A DISTANCE OF 271.80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

2. Factory Card Outlet (Lessee) leased the premises from the Owner and made a contract (Contract) with Thunderbird Resource Group, Inc. (Thunderbird), the General

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Contractor, under which Thunderbird agreed to provide all necessary labor, material, and work to construct and/or improve the Factory Card Outlet store on the Real Estate.

3 The Contract was entered into by Thunderbird and/or Lessee, Factory Card Outlet as the Owner's agent, and the work was performed with the knowledge and consent of the Owner. Alternatively, the Owner authorized Lessee, Factory Card Outlet and/or Thunderbird to enter into the Contract. Alternatively, the Owner knowingly permitted Lessee, Factory Card Outlet and/or Thunderbird to enter into the Contract for the improvement of the Real Estate.

4 On or about December , 1997 Thunderbird made a subcontract (Subcontract) with the Claimant to provide all necessary labor, material, and electrical work to complete the improvement on the Real Estate for the original contract amount of \$59,000 without Plenum fixtures.

5 That at the special instance and request of Thunderbird the Claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$6,613.00.

6 Claimant last performed work under the Subcontract on February 6, 1998.

7 As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$65,613.00, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$65,613.00 plus interest.

Dated: May 1, 1998

C-N-D ELECTRIC, INC

BY


Christopher S. Kaczor, President

This Document Has Been
Prepared By and After
Recording Should Be
Returned To

mail to
Roxane Spinasanti
460 Shenstone Road
Riverside, IL 60546

PIN # 09-14-200-033

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VERIFICATION

STATE OF ILLINOIS)

) ss

COUNTY OF WILL)

Christopher S Kaczor, being first duly sworn on oath, states that he is President of Claimant C-N-D Electric, Inc , an Illinois Corporation, that he is authorized to sign this Verification to the foregoing Subcontractor's Claim for Mechanics Lien, that he has read the Subcontractor's Claim for Mechanics Lien, and that the statements contained therein are true.


Christopher S Kaczor

Subscribed and sworn to before me
this 3 day of May, 1997


Notary Public



My commission expires 12/03/01

Property of Cook County Clerk's Office

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