

UNOFFICIAL COPY

99132454

9588/0051 49 001 Page 1 of 6

1999-02-09 10:26:45

Cook County Recorder

17.00

MECHANIC'S LIEN:  
NOTICE & CLAIM

STATE OF ILLINOIS }  
COUNTY OF COOK } SS



99132454

SHUTTERS UNLIMITED, INC.  
CLAIMANT

-VS-

Jordan Hecktman  
Marlene Hecktman  
RKZ Venture Group L.L.C.  
Cole Taylor Bank Trust #94707, Successor Trustee to Harris Trust and  
Savings Bank  
Chevy Chase Bank  
JACOBS HOMES, INC.  
DEFENDANT

The claimant, SHUTTERS UNLIMITED, INC. of Elk Grove Village County of COOK, State of IL, hereby files a notice and claim for lien against JACOBS HOMES, INC. contractor of 2566 Windrush Lane Attn: Keith Jacobs Northbrook, State of Illinois and Jordan Hecktman Northbrook Illinois Marlene Hecktman Northbrook Illinois RKZ Venture Group L.L.C. Chicago IL Cole Taylor Bank Trust #94707, Successor Trustee to Harris Trust and Savings Bank Chicago IL {hereinafter referred to as "owner(s)"} and Chevy Chase Bank Bethesda Maryland {hereinafter referred to as "lender(s)"} and states:

That on October 14, 1998, the owner owned the following described land in the County of COOK, State of Illinois to wit:

(Street Address)

950 Waterford Lane, Northbrook, Illinois:

A/K/A: (SEE ATTACHED LEGAL)

A/K/A: Tax # 04-14-100-023; 04-14-100-024

and JACOBS HOMES, INC. was the owner's contractor for the improvement thereof. That said contractor made a subcontract with the claimant to provide labor and material for wire shelving work for and in said improvement, and that the claimant completed thereunder all that was required to be done by said contract.



# UNOFFICIAL COPY

The following amounts are due on said contract:

99132454

Contract Balance	\$157.50
Extras	\$0.00
Total Balance Due.....	\$157.50

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of One Hundred Fifty-seven and 50/100ths (\$157.50) Dollars, for which, with interest, the Claimant claims a lien on said land and improvements, and on the moneys or other considerations due or to become due from the owner under said contract against said contractor and owner.

SHUTTERS UNLIMITED, INC.

JR/SP

BY: Scott Chaikin

Prepared By:  
SHUTTERS UNLIMITED, INC.  
1901 E. Landmeier  
Elk Grove Village, IL 60007

## VERIFICATION

State of Illinois

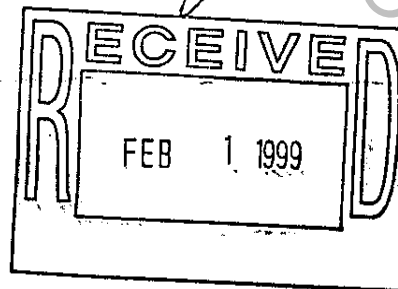
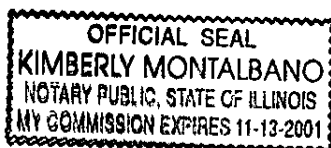
County of COOK

The affiant, Scott Chaikin, being first duly sworn, on oath deposes and says that he/she is President of the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Subscribed and sworn to  
before me this January 27, 1999.

President

Notary Public Signature



99132454

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL I:

AN UNDIVIDED 1/151 INTEREST IN (I) THAT CERTAIN GROUND LEASE DATED AS OF NOVEMBER 22, 1996, BY AND BETWEEN COLE TAYLOR BANK, AS SUCCESSOR-TRUSTEE TO HARRIS TRUST AND SAVINGS BANK UNDER TRUST AGREEMENT DATED APRIL 29, 1991 AND KNOWN AS TRUST NO. 94707, AS LESSOR ("LESSOR"), AND ASSIGNOR/GRANTOR, AS LESSEE, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 3, 1996 AS DOCUMENT NO. 96927871, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO GROUND LEASE DATED AS OF JANUARY 6, 1997 BY AND BETWEEN LESSOR AND ASSIGNOR/GRANTOR, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 28, 1997 AS DOCUMENT NO. 97141059, AS AMENDED BY THAT CERTAIN JOINDER TO GROUND LEASE DATED AS OF NOVEMBER 7, 1997 BY THE ROYAL RIDGE HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 12, 1997 AS DOCUMENT NO. 97846934, AND AS FURTHER AMENDED FROM TIME TO TIME (COLLECTIVELY, THE "GROUND LEASE"); AND (II) THE LEASEHOLD ESTATE IN THE PREMISES (THE "PREMISES") LEGALLY DESCRIBED AS:

LOT 1 IN ROYAL RIDGE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97818381.

COMMONLY KNOWN AS TECHNY PARCEL E-1 LOCATED ON THE EAST SIDE OF WAUKEGAN ROAD, SOUTH OF TECHNY ROAD, IN NORTHBROOK, ILLINOIS.

PINS: 04-14-100-023 AND 04-14-100-024

99132454

PARCEL II:

FEE SIMPLE TITLE IN AND TO THE BUILDING AND ALL IMPROVEMENTS (BUT EXCLUDING THE LAND) LOCATED ON THE BUILDING SITE LEGALLY DESCRIBED HEREIN (INCLUDING ANY PORTION OF SUCH BUILDING AND IMPROVEMENTS WHICH IS LOCATED ON PORTIONS OF THE COMMON AREA (AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR THE ROYAL RIDGE SUBDIVISION DATED AS OF NOVEMBER 3, 1997, AND RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 3, 1997 AS DOCUMENT NO. 97820006 (THE "DECLARATION")), WHICH IMPROVEMENTS CONSIST OF A DWELLING UNIT (AS DEFINED IN THE DECLARATION); SUBJECT TO THE TERMS AND PROVISIONS OF THE GROUND LEASE.

PARCEL III:

EASEMENTS APPURTENANT TO PARCELS 1 AND 2 FOR THE BENEFIT OF SUCH PARCELS AS SET FORTH IN THE AFORESAID DECLARATION.

99132454

EACH WITH RESPECT SOLELY TO THE BUILDING SITE IDENTIFIED AND LEGALLY DESCRIBED AS FOLLOWS:

BUILDING SITE 113

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 938.38 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 329.73 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 950 WATERFORD LANE) FOR A PLACE OF BEGINNING; THENCE ALONG A LINE FOLLOWING THE NEXT EIGHTEEN (18) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FOUNDATION WALL OF SAID RESIDENCE; 1) SOUTH 86 DEGREES 17 MINUTES 20 SECONDS WEST 20.00 FEET; 2) NORTH 03 DEGREES 42 MINUTES 40 SECONDS WEST 3.00 FEET; 3) SOUTH 86 DEGREES 17 MINUTES 20 SECONDS WEST 5.00 FEET; 4) NORTH 03 DEGREES 42 MINUTES 40 SECONDS WEST 1.83 FEET; 5) SOUTH 86 DEGREES 17 MINUTES 20 SECONDS WEST 14.62 FEET; 6) NORTH 48 DEGREES 42 MINUTES 40 SECONDS WEST 8.27 FEET; 7) NORTH 03 DEGREES 42 MINUTES 40 SECONDS WEST 5.62 FEET; 8) SOUTH 86 DEGREES 17 MINUTES 20 SECONDS WEST 11.17 FEET; 9) NORTH 03 DEGREES 42 MINUTES 40 SECONDS WEST 48.77 FEET; 10) NORTH 86 DEGREES 17 MINUTES 20 SECONDS EAST 23.56 FEET; 11) SOUTH 03 DEGREES 42 MINUTES 40 SECONDS EAST 22.56 FEET; 12) NORTH 86 DEGREES 17 MINUTES 20 SECONDS EAST 20.92 FEET; 13) NORTH 03 DEGREES 42 MINUTES 40 SECONDS WEST 2.00 FEET; 14) NORTH 86 DEGREES 17 MINUTES 20 SECONDS EAST 12.17 FEET; 15) SOUTH 03 DEGREES 42 MINUTES 40 SECONDS EAST 10.66 FEET; 16) NORTH 86 DEGREES 17 MINUTES 20 SECONDS EAST 2.67 FEET; 17) SOUTH 03 DEGREES 42 MINUTES 40 SECONDS EAST 15.83 FEET; 18) SOUTH 86 DEGREES 17 MINUTES 20 SECONDS WEST 2.67 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 40 SECONDS EAST 23.02 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS (THE "BUILDING SITE") BUILDING SITE COMMONLY KNOWN AS 950 WATERFORD LANE, NORTHBROOK, ILLINOIS 60062.



99132454

## EXHIBIT "B"

## LIMITED COMMON AREA FOR BUILDING SITE 113

BEING THAT PART OF LOT 1 IN THE PLANNED UNIT DEVELOPMENT OF ROYAL RIDGE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1997 AS DOCUMENT NUMBER 97818381, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 01 DEGREES 04 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 938.38 FEET; THENCE NORTH 88 DEGREES 55 MINUTES 06 SECONDS WEST 329.73 FEET TO THE EXTERIOR CORNER OF A CONCRETE FOUNDATION FOR A RESIDENCE (KNOWN AS 950 WATERFORD LANE); THENCE SOUTH 86 DEGREES 17 MINUTES 20 SECONDS WEST ALONG THE EXTERIOR FACE OF THE FOUNDATION WALL OF SAID RESIDENCE 20.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 86 DEGREES 17 MINUTES 20 SECONDS WEST 36.64 FEET; THENCE NORTH 03 DEGREES 42 MINUTES 40 SECONDS WEST 21.30 FEET TO AN EXTERIOR CORNER OF THE CONCRETE FOUNDATION OF SAID RESIDENCE; THENCE ALONG A LINE FOLLOWING THE NEXT SIX (6) COURSES AND DISTANCES COINCIDENT WITH THE EXTERIOR FACE OF THE FOUNDATION WALL OF SAID RESIDENCE; 1) NORTH 86 DEGREES 17 MINUTES 20 SECONDS EAST 11.17 FEET; 2) SOUTH 03 DEGREES 42 MINUTES 40 SECONDS EAST 5.62 FEET; 3) SOUTH 48 DEGREES 42 MINUTES 40 SECONDS EAST 8.27 FEET; 4) NORTH 86 DEGREES 17 MINUTES 20 SECONDS EAST 14.62 FEET; 5) SOUTH 03 DEGREES 42 MINUTES 40 SECONDS EAST 1.83 FEET; 6) NORTH 86 DEGREES 17 MINUTES 20 SECONDS EAST 5.00 FEET; THENCE SOUTH 03 DEGREES 42 MINUTES 40 SECONDS EAST 8.00 FEET TO THE PLACE OF BEGINNING; IN COOK COUNTY, ILLINOIS.