

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

Richard J. Cremieux
Baker & McKenzie
One Prudential Plaza
130 East Randolph
Chicago, Illinois 60601



SUBCONTRACTOR'S CLAIM FOR LIEN

The Claimant, Able Ornamental Iron, Inc. ("Claimant"), with an address of 371 East Beineris Drive, Illinois 60191, hereby files its Subcontractor's Claim for Mechanic's Lien against Renaissance Place, LLC ("Owner"), American National Bank and Trust Company of Chicago ("Lender"), Tarlton Corporation ("General Contractor"), and any person claiming an interest in the Property (as hereinafter described) by, through or under the Owner.

Claimant states as follows:

1. On or about March 22, 2001, and subsequently thereto, Owner owned fee simple title to the real estate (including all land and improvements thereon) located in Lake County, Illinois, commonly known as 1849 Green Bay Road, Highland Park, Illinois and legally described on Exhibit A attached hereto and made a part hereof ("Property").
2. General Contractor entered into a contract with Owner to perform work on the Property, and Claimant's work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized General Contractor to enter into subcontracts for the improvement of the Property. Alternatively, Owner knowingly permitted General Contractor to enter into subcontracts for the improvements of the Property.
2. Claimant entered into certain Subcontract Agreements (collectively referred to herein as the "Subcontract") dated as of December 21, 1999, and January 10, 2000, with General Contractor pursuant to which Claimant agreed to furnish all labor, material, tools and equipment necessary to perform the miscellaneous metals and miscellaneous metals fabrications work on the Property for the original contract amount of \$129,837.00.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

3. Claimant performed additional work pursuant to change orders issued at the request and direction of General Contractor in the amount of \$400,998.00 making the subcontract sum \$530,835.00.
4. Claimant has completed all work required to be done under the Subcontract. Claimant has been paid the sum of \$503,755.25, leaving a principal balance of \$27,079.35 due and owing to Claimant, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
5. Claimant last performed work under the Subcontract on March 22, 2001.
6. Claimant has previously duly served its ninety (90) day notice pursuant to the Illinois Mechanic's Lien Act.
7. Claimant claims a Mechanic's Lien in the amount of \$27,079.35 plus interest on and against the Property.

Dated: May 21, 2001.

ABLE ORNAMENTAL IRON, INC.

By: _____

Its: _____

Donald M. Lawson
PRESIDENT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

VERIFICATION

Donald M. Larson being first duly sworn on oath states that he is the President of Claimant, Able Ornamental Iron, Inc.; that he is authorized to sign this Verification to the foregoing Subcontractor's Claim for Mechanic's Lien; that he has read the Subcontractor's Claim for Mechanic's Lien and that the statements contained therein are true.

Able Ornamental Iron, Inc.

By: Donald M. Larson
Its: President

Subscribed and sworn to before me
this 21st day of May, 2001

Michelle L. Kollins
NOTARY PUBLIC



UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT A
LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6 AND 7 ACCORDING TO THE PLAT OF SUBDIVISION OF RENAISSANCE PLACE, BEING A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY ILLINOIS, RECORDED OCTOBER 28, 1998, DOCUMENT NUMBER 4230282.

For the property commonly known as: Renaissance Place, Highland Park, Illinois

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office