

UNOFFICIAL COPY



Doc#: 0533327111 Fee: \$18.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/29/2005 04:22 PM Pg: 1 of 4

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

David J. Chroust
Wildman, Harrold, Allen &
Dixon LLP
2300 Cabot Drive, Suite 455
Lisle, IL 60532

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The claimant, R. G. Construction Services, Inc. ("R. G."), with offices at 936 Larch Avenue, Elmhurst, Illinois, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held, due or to become due in connection with the improvements constructed on the Real Estate and against Alter Design Builders, LLC d/b/a Alter Construction Group, with offices at 5500 West Howard Street, Skokie, IL 60077 (as General Contractor), Robert Morris College with offices at 82 Orland Square Drive, Orland Park, Illinois 60462 and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under the owner of the Real Estate (collectively, the "Owner").

Common Address: 82 Orland Square, Orland Park, IL 60462

P. I. N. 27-10-301-023-0000; 27-10-301-017-0000; 27-10-398-001-0000

UNOFFICIAL COPY

In further support of this claim for mechanics lien, Claimant further states as follows:

1. On or about December 24, 2004, 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 Robert Morris College Institute of Culinary Arts, 82 Orland Square Drive, Orland Park, IL 60462, and legally described as on the attached, Exhibit A (incorporated herein by reference).

2. Alter Design Builders, LLC d/b/a Alter Construction Group was the Owner's general contractor for improvements on the Real Estate. Alter Design Builders, LLC d/b/a Alter Construction Group, as general contractor, entered into a written general contract with Owner some time prior to December 24, 2004. Alter Design Builders, LLC d/b/a Alter Construction Group, as general contractor, contracted with Claimant, as subcontractor, to have Claimant furnish some of Alter Design Builders, LLC d/b/a Alter Construction Group's obligations under the general contract with Owner, namely to perform all work and furnish all permits, licenses, supervision, labor, materials, installation, caulking, carriage, hoisting, supplies, scaffolding, tools, necessary to provide and install insulation, drywall framing, hanging, taping and related items and all other work as described in the Subcontract dated December 24, 2004, all in exchange for payment (collectively the "Subcontract").

3. At the specific request of Alter Design Builders, LLC d/b/a Alter Construction Group, and with knowledge, consent or acquiescence of Owner, R. G. performed extra work in addition to that originally identified in the Subcontract. The extra work was completed at various times.

4. The Subcontract was entered into and the work was performed by R. G. with the knowledge and consent of Owner. Alternatively, Owner specifically authorized Alter Design Builders, LLC d/b/a Alter Construction Group, or their respective agents to enter into contracts for improvement of the Real Estate. Alternatively, Owner knowingly permitted Alter Design Builders, LLC d/b/a Alter Construction Group, or their respective agents to enter into contracts for improvement of the Real Estate. As to all lots comprising the Real Estate, Claimant last performed work on the Real Estate on August 26, 2005.

5. As of the date hereof, there is due, unpaid and owing to Claimant, allowing credits for previous payments, the principal balance of Twenty-Five Thousand Three Hundred Fifty-Six Dollars and Seventeen Cents (\$25,356.17) for which, with interest, attorneys' fees and costs as provided under the Illinois Mechanics Lien Act, Claimant claims a lien on the Real Estate and on the monies or other consideration due or to become due from Owner to Alter Design Builders, LLC d/b/a Alter Construction Group

Common Address: 82 Orland Square, Orland Park, IL 60462

P. I. N. 27-10-301-023-0000; 27-10-301-017-0000; 27-10-398-001-0000

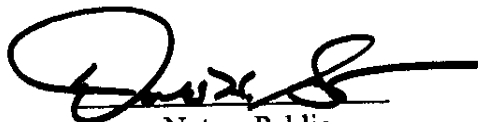
UNOFFICIAL COPY

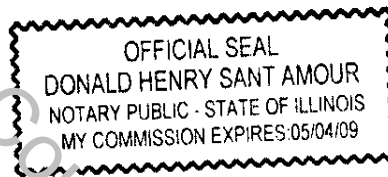
under the contract between Owner and Alter Design Builders, LLC d/b/a Alter Construction Group.

6. I, John Garcea, being first duly sworn on oath, depose and state that I am Vice President of R. G. Construction Services, Inc., that I am authorized to execute this Subcontractor's Notice and Claim for Mechanics Lien on behalf of R. G. Construction Services, Inc., that I have read the foregoing and know the contents thereof and that the statements contained therein are true.


John Garcea

SUBSCRIBED AND SWORN TO
before me this ~~23rd~~ day
of November, 2005.


Notary Public



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

David J. Chroust
Wildman, Harrold, Allen & Dixon LLP
2300 Cabot Drive, Suite 455
Lisle, IL 60532

Common Address: 82 Orland Square, Orland Park, IL 60462

P. I. N. 27-10-301-023-0000; 27-10-301-017-0000; 27-10-398-001-0000

UNOFFICIAL COPY

EXHIBIT A

STREET ADDRESS: 82 ORLAND SQUARE

CITY: ORLAND PARK

COUNTY: COOK

TAX NUMBER: 27-10-301-023-0000 ; 27-10-301-017-0000; 27-10-398-001-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT "C"-TWO-"A" IN ORLAND SQUARE PLANNED DEVELOPMENT UNIT NO. "C"-TWO-"A", BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, AS ESTABLISHED BY AND CONTAINED IN ARTICLE 10, PARAGRAPH H, SUBPARAGRAPH ("B") (I) OF THE EASEMENT AND OPERATING AGREEMENT DATED MARCH 15, 1976 AND RECORDED AUGUST 10, 1976 AS DOCUMENT 23591873 FOR ACCESS, INGRESS AND EGRESS TO PARCEL 1, IN COOK COUNTY, ILLINOIS.

2025-08-15 10:00:00 AM

Property of Cook County Clerk's Office