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SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN



Doc#: 0919447073 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/13/2009 01:52 PM Pg: 1 of 5

STATE OF ILLINOIS }
 }
 } SS
COUNTY OF COOK }

IN THE OFFICE OF THE
RECORDER OF DEEDS
OF COOK COUNTY

VCNA PRAIRIE, INC., Successor to PRAIRIE MATERIAL SALES, INC.

CLAIMANT

-VS-

H & F INVESTMENT GROUP, LLC-SERIES 1
INBANK
FAST PROPERTY SOLUTIONS, INC.
HORIZON REALTY BROKERS, INC.
VATRA CONSTRUCTION, INC.
UNKNOWN OWNERS
NON-RECORD CLAIMANTS

DEFENDANT

The claimant, VCNA PRAIRIE, INC., Successor to Prairie Material Sales, Inc., a Delaware Corporation ("Claimant"), hereinafter collectively referred to as ("VCNA"), with an address of 7601 W. 79th St., Bridgeview, Illinois 60455, hereby files its Subcontractor's Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate and against H & F Investment Group, LLC-1 ("Owner") c/o Thomas P. Dalton, 6930 W. 79th St., Burbank, Illinois 60458, and InBank ("Lender") 16700 Harlem Ave., Tinley Park, Illinois 60477, and Fast Property Solutions, Inc. ("Lender") 660 Logan St., Denver, Colorado 80203, and Horizon Realty Brokers, Inc. (A dissolved Illinois Corporation) ("General Contractor") 11244 S. Harlem Avenue Worth, Illinois 60482, and Vatra Construction, Inc. ("Subcontractor") 202 79th St., Willowbrook, Illinois 60527, Unknown Owners, Non-Record Claimants, and against the interest of any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. On or about March 6, 2009, Owner owned title to the real estate (including all land and improvements thereon) (the "Premises") in Cook County, Illinois, commonly known as: 1401-1413 W. 127th St., Calumet Park, Illinois 60827, and legally described as follows:

See Addendum "A" (Attached)

PERMANENT REAL ESTATE INDEX NO.(s): 25-32-116-032 and 25-32-116-033

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2. That to the best of Claimants knowledge and belief Horizon Realty Brokers, Inc., ("Horizon") was Owners General Contractor for the improvements at the premises.

3. That to the best of Claimants knowledge and belief, "Horizon" entered into a contract with Vatra Construction, Inc., ("Vatra") for certain improvements at the premises.

4. That "Vatra" did in turn enter into an oral Contract with VCNA Prairie, Inc., ("VCNA") whereby Claimant agreed to furnish "Vatra." with ready-mix concrete in exchange for payment in the Original Contract amount of Eighteen Thousand, Eight-Hundred and Six Dollars & 86/100, (\$18,806.86).

5. That the Contracts were entered into between "Horizon", "Vatra" and Claimant with the express knowledge and consent of the Owner. Alternatively, the Owner specifically authorized the Contracts between "Horizon", "Vatra" and Claimant. Alternatively, the Owner knowingly permitted the Contracts between, "Horizon", "Vatra" and Claimant, for and in said improvement of the premises.

6. At the special instance and request of "Vatra" with the full knowledge and express consent or acquiescence of Owner, Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$.00. Claimant completed providing the additional materials and labor at various times.

7. That on April 18, 2009 Claimant completed and delivered substantially all work and materials required to be performed under the Contract.

8. That "Vatra" is entitled to credits for payments in the amount of \$5,643.01.

9. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by "Vatra" the balance of Thirteen Thousand, One-Hundred and Sixty-Three Dollars & 85/100, (\$13,163.85), for which with interest at the statutory rate of 10% per annum, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from the Owner to Horizon Realty Brokers, Inc. and, or Vatra Construction, Inc.

Dated: June 24th, 2009

VCNA PRAIRIE, INC.
Successor to Prairie Material Sales, Inc.

By: _____

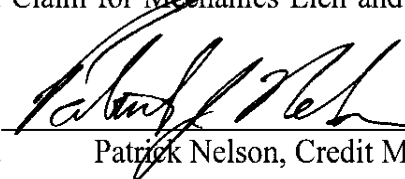
Patrick Nelson, Credit Manager

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VERIFICATION


State of Illinois }
 } SS.
 County of Cook }

I, Patrick Nelson, being first duly sworn on oath, depose and state that I am Credit Manager for Claimant, VCNA Prairie, Inc. Successor to Prairie Material Sales, Inc., an Delaware corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.



 Patrick Nelson, Credit Manager

Subscribed and Sworn to
 before me this 24th day
 of June, 2009.



 Notary Public

Notary Seal



My Commission Expires: 03/10/2013

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

Mr. Patrick Nelson
 VCNA Prairie, Inc.
 7601 W. 79th St.
 Bridgeview, Illinois 60455

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ADDENDUM "A"

LEGAL DESCRIPTION:

PARCEL 1: C/K/A 1400-13 W. 127TH ST., CALUMET PARK, IL.

THE EAST 150 FEET OF THE WEST 183 FEET OF THE SOUTH 125 FEET OF THE NORTH 175 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: C/K/A 2700 S. LOOMIS, CALUMET PARK, IL.

THE SOUTH 125 FEET OF THE NORTH 175 FEET OF THE EAST 1/2 OF THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 33 FEET AND THE WEST 33 FEET THEREOF) (EXCEPT THE EAST 150 FEET OF THE WEST 183 FEET OF THE SOUTH 125 FEET OF THE NORTH 175 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

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SERVICE LIST

H & F Investment Group, LLC-Series 1
c/o Mr. Thomas P. Dalton
6930 W. 79th St.
Burbank, Illinois 60458
CERTIFIED MAIL, RETURN RECEIPT, R/D

InBank
Attention: Mr. Dan Walsh
16700 Harlem Avenue
Tinley Park, Illinois 60477
CERTIFIED MAIL, RETURN RECEIPT, R/D

Fast Property Solutions, Inc.
Attention: Aaron Lebovic
660 Logan St.
Denver, CO 80203
CERTIFIED MAIL, RETURN RECEIPT, R/D

Horizon Realty Brokers, Inc.
Attention: Hosman Bader
11244 S. Harlem Avenue
Worth, Illinois 60482
CERTIFIED MAIL, RETURN RECEIPT, R/D

Vatra Construction, Inc.
Attention: Svetlana Paraschchar
202 W. 79th St.
Willowbrook, Illinois 60527
CERTIFIED MAIL, RETURN RECEIPT, R/D

Property of Cook County Clerk's Office