

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE of ILLINOIS COUNTY of COOK



Doc#: 0921147001 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/30/2009 09:25 AM Pg: 1 of 3

STATE OF ILLINOIS) SS
COUNTY OF COOK)

Temperature Equipment Corporation,
a/k/a TEC,
Claimant

vs

Chicago Title Land Trust Co., Successor Trustee Under Trust No. 99-8164, Dated August 1, 2002;
Willow Festival, LLC; Zapatista Holdings, LLC; Monarch HVAC, Inc.;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$54,232.07**

THE CLAIMANT, Temperature Equipment Corporation, a/k/a TEC, 17725 Vollbrecht Road, Lansing, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Monarch HVAC, Inc., contractor, 840 West Lake Street, Unit 408, Roselle, Illinois, and against Chicago Title Land Trust Co., as trustee as aforesaid, and against Willow Festival LLC, and Zapatista Holdings, LLC, and all other(s) owning or claiming an interest in the following-described real property and states:

THAT, at all relevant times, Chicago Title Land Trust Co., as trustee as aforesaid, and Willow Festival, LLC, and Zapatista Holdings, LLC, and all other(s) owning or claiming an interest in the following-described real property, or any of them, was (were) the owner(s) of, or owned an interest subject to a claim for lien under the Illinois Mechanics Lien Act in, the following-described real property, to wit:

See Legal Description on Page Three

Permanent Index Number: 04-23-108-002-0000 (affects above-described and other property)

Property Address: 992 Willow Road, Northbrook, Illinois

THAT, on February 26, 2009, Claimant entered into a subcontract with the said Monarch HVAC, Inc., to provide heating, ventilation and air-conditioning equipment for the afore-described real property of a value of and for the sum of **\$74,807.60**.

THAT Claimant provided no additional labor or material for the afore-described real property.

THAT the material provided by Claimant as aforesaid was incorporated into the afore-described real property.

THAT, as of the date of filing of the instant instrument, Claimant's performance pursuant to the said contract is ongoing and that the last date on which Claimant performed substantial work pursuant to the said contract was March 30, 2009.

UNOFFICIAL COPY

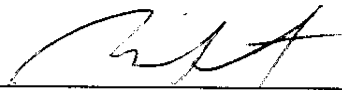
SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Page Two

THAT the said Monarch HVAC, Inc., was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Monarch HVAC, Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT Claimant has received **\$20,575.53** pursuant to the said subcontract.

THAT neither Monarch HVAC, Inc., nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$54,232.07**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property, and the interests of Willow Festival, LLC, and Zapatista Holdings, LLC, therein, and improvements and, as against the creditors and assignees, and personal and legal representatives of the contractor, on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.



Mike Spaeth, Agent of Claimant

STATE OF ILLINOIS)
COUNTY OF COOK)

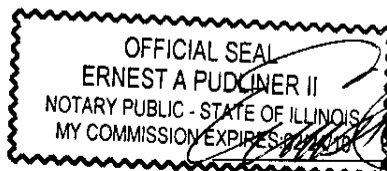
SS

THE AFFIANT, Mike Spaeth, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.



Mike Spaeth, Agent of Claimant

Subscribed and sworn to before me this 29 day of July, 2009.



Notary Public

Mail To:

Mike Spaeth
Temperature Equipment Corporation
17725 Vollbrecht Road
Lansing, Illinois 60438

Prepared By:

Stephen M. Goba
Illinois Document Preparation Co.
600 South Ahrens Avenue
Lombard, Illinois 60148

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Page Three

Legal Description

That part of Lot SE-1A in the Final Plat of Subdivision of Techny Parcel SE-1, being a subdivision of part of the southwest quarter of Section 14, and part of the northwest quarter of Section 23, and part of the northeast quarter of Section 23, all in Township 42 North, Range 12 east of the Third Principal Meridian, according to the plat thereof recorded December 22, 2000, as Document No. 01007540, described as follows: commencing at the most southerly southwest corner of Lot SE-1A; thence south 88 degrees 41 minutes 55 seconds east along the south line of said Lot SE-1A, a distance of 764.49 feet; thence north 01 degrees 18 minutes 42 seconds east, 154.12 feet for the place of beginning; thence continuing north 01 degrees 18 minutes 42 seconds east, 145.00 feet; thence south 88 degrees 41 minutes 18 seconds east, 112.57 feet; thence south 01 degrees 18 minutes 42 seconds west, 131.70 feet; thence north 88 degrees 41 minutes 18 seconds west, 56.69 feet; thence south 01 degrees 18 minutes 42 seconds west, 13.30 feet; thence north 88 degrees 41 minutes 18 seconds west, 55.88 feet to the place of beginning, in Cook County, Illinois.

Property of Cook County Clerk's Office