

UNOFFICIAL COPY



**NOTICE OF CLAIM FOR
MECHANICS LIEN**

Doc#: 1103248061 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2011 11:07 AM Pg: 1 of 5

**IN THE OFFICE OF RECORDER
OF DEEDS OF COOK COUNTY,
ILLINOIS**

HVAC CONSULTANTS, INC.,)
)
("Claimant"),)
)
v.)
)
)
)
)
)
NORTHWESTERN UNIVERSITY)
BOARD OF TRUSTEES, POWER)
CONSTRUCTION COMPANY, LLC)
)
)
("Defendant").)

"NOTICE TO OWNER
Do not pay the contractor for this
work or material unless you have
received from the contractor a waiver
of lien or other satisfactory evidence
of payment to the Claimant."
NOTICE OF INTENT TO LIEN IN THE
AMOUNT OF: \$71,211.00, plus interest
and collection costs.

Claimant, HVAC CONSULTANTS, INC. ("HVAC"), an Illinois corporation, located at 3025 South 26th Avenue, Broadview, Illinois 60155, being a subcontractor for the provision of heating, ventilation and air conditioning equipment, labor, material, tools and equipment on the real estate described below, hereby sends a Notice of Intent to Lien against said property ("LAND") and against NORTHWESTERN UNIVERSITY BOARD OF TRUSTEES, c/o Williams A. Osborn, 633 Clark Street, Evanston, IL 60208 ("OWNER") who is the owner of record of the LAND, commonly known as 2-100 HOGAN HALL, 2205 TECH DRIVE, EVANSTON, IL 60208-3500.

Claimant also hereby sends a Notice of Intent to Lien against POWER CONSTRUCTION, LLC, c/o William A. Rudnick as Registered Agent, 203 N. LaSalle St., Suite

This document was prepared by: P.I.N. NO. 11-18-204-001-0000
RETURN TO:
Garelli, Grogan, Hesse & Hauert
340 W. Butterfield Road, Suite 2A
Elmhurst, IL 60126
Telephone No. (630) 833-5533

UNOFFICIAL COPY

1800, Chicago, IL 60601 ("POWER") who on information and belief, was a General Contractor for said project, who was authorized and/or knowingly permitted by OWNER to provide construction work on the LAND.

On or before November 21, 2008, the OWNER of said property made a contract with POWER, and/or OWNER knowingly permitted POWER to provide labor, material, tools and equipment for construction for said project. On or before November 21, 2008, HVAC and POWER entered into a contract whereby HVAC was to provide heating, ventilation and air conditioning equipment, labor, material, tools and equipment for said project. HVAC thereafter completed all the work for which HVAC claims a lien on October 6, 2010.

To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay HVAC. Therefore, after all due credits, the amount left due, unpaid and owing to HVAC is \$71,211.00, for which amount, plus interest and collection costs, including reasonable attorney's fees, HVAC claims a lien on the LAND and on any monies due or to become due to POWER or any other party from OWNER for said project.

HVAC CONSULTANTS INC.

By:

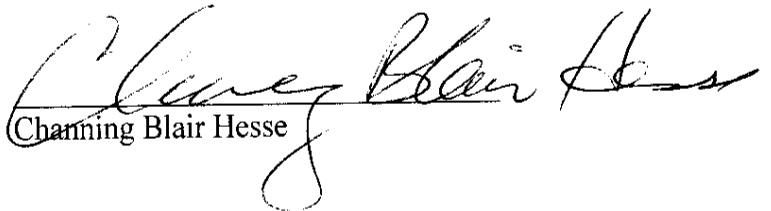

One of Its Attorneys

Channing Blair Hesse
Garelli, Grogan, Hesse & Hauert
340 W. Butterfield Road, Suite 2A
Elmhurst, IL 60126
Telephone No. (630) 833-5533

UNOFFICIAL COPY

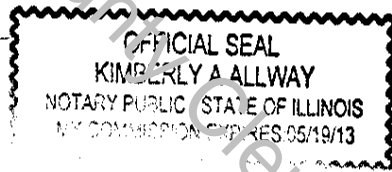
VERIFICATION

I, Channing Blair Hesse, as Attorney-in-Fact, on oath state that I am the duly authorized Attorney-In-Fact of HVAC CONSULTANTS INC., that I have read the foregoing Notice of Intent to File a Mechanic's Lien against NORTHWESTERN UNIVERSITY BOARD OF TRUSTEES AND POWER CONSTRUCTION COMPANY, LLC and that the statements therein are true to the best of my information and belief.


Channing Blair Hesse

Subscribed and Sworn to before me
this 3rd day of January, 2011.


NOTARY PUBLIC



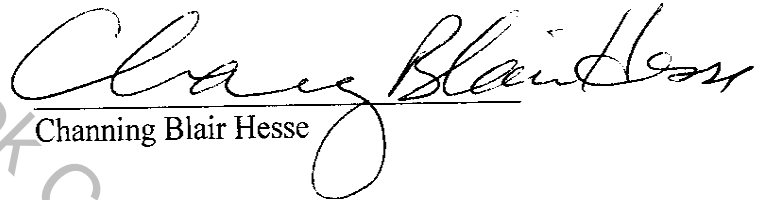
Garelli, Grogan, Hesse & Hauert
340 W. Butterfield Road, Suite 2A
Elmhurst, IL 60126
Telephone No. (630) 833-5533

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

I, Channing Blair Hesse, an attorney, certify that I served the foregoing Notice of Intent to File a Mechanic's Lien on NORTHWESTERN BOARD OF TRUSTEES, c/o William A. Osborn, 633 Clark Street, Evanston, IL 60208 (via certified mail, restricted delivery, return receipt requested), and POWER CONSTRUCTION, LLC, c/o William A. Rudnick as Registered Agent, 2031 LaSalle St., Suite 1800, Chicago, IL 60601 (via certified mail, restricted delivery, return receipt requested), by depositing said mailed items at 340 W. Butterfield Road, Elmhurst, Illinois 60126, on January 3, 2011 with proper postage prepaid.


Channing Blair Hesse

Garelli, Grogan, Hesse & Hauert
340 W. Butterfield Road, Suite 2A
Elmhurst, IL 60126
Telephone No. (630) 833-5533

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Legal Description:

BLOCK 1 IN NORTHWESTERN UNIVERSITY SUBDIVISION, BEING PART OF SECTIONS 7 AND 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS., ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 13, 1875 AS DOCUMENT NO. 13935.