

# UNOFFICIAL COPY

## SUBCONTRACTORS NOTICE & CLAIM FOR MECHANICS LIEN



STATE OF ILLINOIS        }  
  } SS  
COUNTY OF COOK        }

Doc#: 1109847045 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/08/2011 01:03 PM Pg: 1 of 5

IN THE OFFICE OF THE  
RECORDER OF DEEDS  
OF COOK COUNTY

CAMEO INTERIORS, INC.  
**CLAIMANT**

**-VS-**

OS LEMONT DEVELOPMENT COMPANY, LLC  
FOAR PRESCHOOLS, LLC, d/b/a: The Learning Experience  
RBS CITIZENS, NA, Successor to Charter One  
TRILLIUM COMPANIES, INC., d/b/a: Trowbridge Companies  
PINEHURST BUILDING COMPANY, LLC  
UNKNOWN OWNERS  
NON-RECORD CLAIMANTS  
**DEFENDANT**

The claimant, CAMEO INTERIORS, INC., an Illinois Corporation ("Claimant"), with an address of 182 Wend St., Lemont, Illinois 60439, 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 OS Lemont Development Company, LLC ("Owner") c/o Illinois Corporation Service Company, 801 Adlai Stevenson Dr., Springfield, Illinois 62703, and FOAR Preschools, LLC, d/b/a: The Learning Experience ("Tenant") Faiza Sabeen, 15434 E. 127<sup>th</sup> St., Lemont, Illinois 60439, and RBS Citizens, NA, Successor to Charter One ("Lender") One Citizens Plaza, Providence, Rhode Island, 02903, and Trillium Companies, Inc., d/b/a: Trowbridge Companies, ("Developer") c/o Anthony F. Randazzo, 2617 Beacon Hill Dr., Auburn Hills, Michigan 48326, and Pinehurst Building Company, LLC ("General Contractor") 2617 Beacon Hill, Auburn Hills, Michigan 48326, 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 June 8, 2010, Owner owned title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as: 15434 W. 127<sup>th</sup> St., Lemont, Illinois 60439, and legally described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION (Attached)  
PERMANENT REAL ESTATE INDEX NO: 22-32-200-034

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2. That to the best of Claimants knowledge and belief Pinehurst Building Company, LLC ("Pinehurst") was Owner's and, or Tenant's General Contractor for the improvements at the premises.

3. That on, or around June 8, 2010 ("Pinehurst") entered into an oral Contract with Claimant, whereby Cameo Interiors, Inc. agreed to furnish all flooring carpet, tile and base, (related materials and labor) to "Pinehurst" in exchange for payment in the original contract amount of Thirty-Five Thousand Dollars & 00/100, (\$35,000.00).

4. That the Contract was entered into between "Pinehurst" and Claimant with the full knowledge and consent of Owner and, or Tenant. Alternatively, the Owner and, or Tenant specifically authorized "Pinehurst" to enter into Contracts for, and in said improvement of the Real Estate. Alternatively the Owner and, or Tenant did knowingly permit "Pinehurst" to enter into Contracts, for and in said improvement of the Real Estate.

5. At the special instance and request of "Pinehurst" and with the full knowledge and express consent or acquiescence of Owner and, or Tenant, Claimant furnished extra and additional materials and extra and additional labor on the Real Estate to the value of \$2,800.00. Claimant completed providing the additional materials and labor at various times.

6. That on February 24, 2011, Claimant completed and delivered substantially all work and materials required to be performed under the Contract.

7. That "Pinehurst" is entitled to credits for payments in the amount of \$20,000.00.

8. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing credits for payments by "Pinehurst" the balance of Seventeen Thousand, Eight Hundred Dollars & 00/100, (\$17,800.00), for which with interest, Claimant claims a lien on the Real Estate and on the monies or other considerations due, or to become due from the Owner and, or Tenant to Pinehurst Building Company, LLC.

Dated: March 11<sup>th</sup>, 2011

CAMEO INTERIORS, INC.

By:

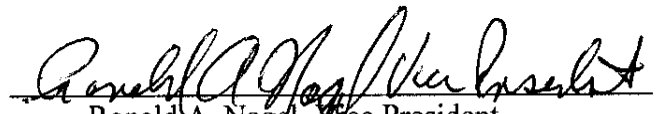
  
Ronald A. Nagel Vice President

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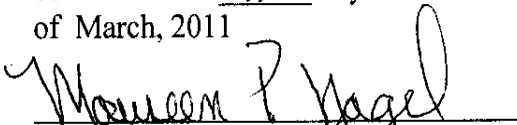
## VERIFICATION

State of Illinois        }  
                                   } SS.  
 County of Cook        }

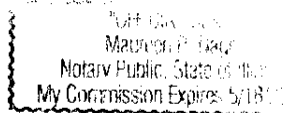
I, Ronald A. Nagel, being first duly sworn on oath, depose and state that I am Vice President for Claimant, Cameo Interiors, Inc., an Illinois corporation, that I am authorized to execute this Subcontractor's Notice and Claim of Mechanics Lien on behalf of Claimant, that I have read the foregoing Subcontractor's Notice and Claim for Mechanics Lien and know the contents thereof, and the statements contained therein are true.

  
 Ronald A. Nagel, Vice President

Subscribed and Sworn to  
 before me this 11th day  
 of March, 2011

  
 Notary Public

Notary Seal



My Commission Expires: May 18, 2014

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

Mr. Ronald A. Nagel  
 Cameo Interiors, Inc.  
 182 W. Wend St.  
 Lemont, Illinois 60439

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## EXHIBIT "A" Legal Description

THE WEST 165 FEET OF THE WEST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND, CONVEYED TO THE COUNTY OF COOK, A BODY POLITIC, BY DEED DATED OCTOBER 23, 2003 AND RECORDED DECEMBER 13, 2004 AS DOCUMENT NUMBER 0434839063:

THE SOUTH 5.18 METERS (17 FEET) OF THE NORTH 15.24 METERS (50 FEET) OF THE WEST 50.29 METERS (165 FEET) OF THE WEST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS SAID PARCEL CONTAINING 260.5024 SQUARE METERS (2804.02 SQUARE FEET), MORE OR LESS, OR .02606 HECTARES (0.0644 ACRES), MORE OR LESS.

COMMONLY KNOWN AS: 15434 W. 127<sup>th</sup> St., Lemont, Illinois 60439  
P.I.N. 22-32-200-034

Cook County Clerk's Office

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## SERVICE LIST

OS Lemont Development Company, LLC  
c/o Illinois Corporation Service Company  
801 Adlai Stevenson Dr.  
Springfield, Illinois 62703  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Trillium Companies, Inc.  
d/b/a: Trowbridge Companies  
c/o Anthony F. Randazzo  
2617 Beacon Hill Dr.  
Auburn Hills, Michigan 48326  
CERTIFIED MAIL, RETURN RECEIPT, R/D

FOAR Preschools, LLC  
c/o Faiza Sabeen  
15434 E. 127<sup>th</sup> St.  
Lemont, Illinois 60439  
CERTIFIED MAIL, RETURN RECEIPT, R/D

RBS Citizens, NA, d/b/a: Charter One  
Commercial Lending - Any Agent  
One Citizens Plaza  
Providence, Rhode Island 02903  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Pinehurst Building Company, LLC  
Attention: Bradley Byarski  
2617 Beacon Hill  
Auburn Hills, Michigan 48326  
CERTIFIED MAIL, RETURN RECEIPT, R/D

Ticor Title Insurance  
Attention: Michelle Pizur  
1990 E. Algonquin Rd.  
Suite 100  
Schaumburg, Illinois 60173