

MECHANIC'S LIEN:  
CLAIM

STATE OF ILLINOIS                    }  
  }  
COUNTY OF Cook                    }

VALLEY FIRE PROTECTION SYSTEMS LLC

CLAIMANT

-VS-

Novogroder/Matteson, LLC  
Citizens Financial Bank, successor to Citizens Financial Services, FSB  
Main Source Bank, successor to HFS Bank, FSB  
IHOP PROPERTIES, LLC

DEFENDANT(S)

The claimant, VALLEY FIRE PROTECTION SYSTEMS LLC of Batavia, IL 60510-2203, County of Kane, hereby files a claim for lien against IHOP PROPERTIES, LLC, tenant and contractor of 20900 Cicero Avenue, Matteson, State of IL and Novogroder/Matteson, LLC Chicago, IL 60611 {hereinafter referred to as "owner(s)"} and Citizens Financial Bank, successor to Citizens Financial Services, FSB Hammond, IN 46320 Main Source Bank, successor to HFS Bank, FSB Hobart, IN 46342 {hereinafter collectively referred to as "lender(s)"} and states:

That on or about 12/06/2010, the owner owned the following described land in the County of Cook, State of Illinois to wit:

Street Address:    20900 Cicero Avenue Matteson, IL 60443:

A/K/A:             SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

A/K/A:             TAX # 31-21-201-009

and IHOP PROPERTIES, LLC was the owner's tenant and contractor for the improvement thereof. That on or about 12/06/2010, said owner's tenant and contractor made a subcontract with the claimant to provide repairs caused by freeze-up/back flow certification for and in said improvement, That the contract was entered into by IHOP PROPERTIES, LLC, as Owners' Agent, and the work was performed with the knowledge and consent of the Owner(s). In the alternative, the Owner(s) authorized IHOP PROPERTIES, LLC to enter into the contract. In the alternative, the Owner(s) knowingly permitted IHOP PROPERTIES, LLC to enter into the contract for the improvement.

That on or about 12/06/2010 the claimant completed thereunder all that was required to be done by said

# UNOFFICIAL COPY

contract.

The following amounts are due on said contract:

Contract	\$1,188.00
Extras/Change Orders	\$0.00
Credits	\$0.00
Payments	\$0.00

Total Balance Due ..... \$1,188.00

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **One Thousand One Hundred Eighty Eight and no Tenths (\$1,188.00) Dollars**, for which, with statutory interest, the Claimant claims a lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the owner and/or Tenant under said contract.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on **November 22, 2011**.

**VALLEY FIRE PROTECTION SYSTEMS LLC**

BY: Thomas Hartel  
Thomas Hartel President

Prepared By:  
**VALLEY FIRE PROTECTION SYSTEMS LLC**  
101 N. Raddant Road  
Batavia, IL 60510-2203

VERIFICATION

State of Illinois

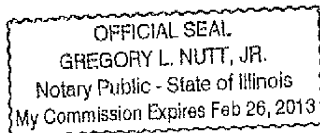
County of Kane

The affiant, Thomas Hartel, being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof and that all the statements therein contained are true.

Thomas Hartel  
Thomas Hartel President

Subscribed and sworn to  
before me this November 22, 2011.

[Signature]  
Notary Public's Signature



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## Exhibit "A"

Parcel 1

That certain tract of land situated in the Village of Matteson, Cook County, Illinois, described as follows:

Lot 2 in Corporate Lakes Subdivision-Unit VI, being a subdivision of part of the Northeast 1/4 of Section 21, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded January 14, 1993, as Document No. 99045165, Cook County, Illinois records, in Cook County, Illinois.

Parcel 2

Perpetual, non-exclusive ingress and egress easement for the benefit of Parcel 1 and other property, created and granted by Warranty Deed in Trust dated February 27, 1987, and recorded March 3, 1987, as Document No. 87114887, from The May Department Stores Company to the First National Bank of Blue Island, as Trustee under Trust Agreement dated February 12, 1987, and known as Trust No. 87022, through, upon and across the following described property, for the purpose of pedestrian and vehicular ingress and egress to and from Parcel 1 and other property and Cicero Avenue:

That part of Lot 1 in Venture's Subdivision, being part of the South 1/2 of the Northeast 1/4 of Section 21, Township 35 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded as Document No. 23968407, Cook County, Illinois records, described as beginning at a point on the East line of said Lot 1 that is 375 feet South of the Northeast corner of said Lot 1; thence continuing South 70 feet along the East line of said Lot 1; thence West, 221.39 feet, perpendicular to the previously described course; thence North, 70 feet, perpendicular to the previously described course; thence East, 221.39 feet, perpendicular to the previously described course to the point of beginning.

Parcel 3

Perpetual, non-exclusive ingress and egress easement for the benefit of Parcel 1, created and granted by Restrictive Covenants and Easement Agreement dated October 30, 2001, by and between Home Depot U.S.A., Inc., a Delaware corporation, and IHOP Realty Corp., a Delaware corporation, and recorded November 5, 2001, as Document No. 0011038119, Cook County, Illinois records, through, upon and across that certain adjoining property as set forth and described in said Agreement, for the purpose of pedestrian and vehicular ingress and egress to and from Parcel 1 and Cicero Avenue.

Parcel 4

Perpetual, non-exclusive ingress, egress and utility easements for the benefit of Parcel 1, created and granted by Reciprocal Easement and Operation Declaration dated July 29, 1999, by and between Corporate Lakes of Matteson, L.L.C., an Illinois limited liability company, and Home Depot U.S.A., Inc., a Delaware corporation, and recorded December 7, 1999, as Document No. 09138271, Cook County, Illinois Records.