

# UNOFFICIAL COPY



## Subcontractor's Notice and Claim for Mechanic's Lien

Doc#: 1135329057 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/19/2011 11:22 AM Pg: 1 of 3

STATE OF ILLINOIS  
COUNTY OF COOK

The lien Claimant, **BELLE ENGINEERING, INC.**, an Illinois corporation, with an address of 26 W161 Plank Road, Naperville, Illinois, County of DuPage, State of Illinois ("**Claimant**"). hereby files its subcontractor's notice and claim for mechanics lien on the Real Estate (as hereinafter described) and against the interests of **River Forest POB, L.L.C. ("Owner")**, **Walsh Construction ("General Contractor")**, **The PrivateBank and Trust Company ("Lender")**, and any other person claiming an interest in the Real Estate by, through, or under the Owner.

Claimant states as follows:

1. On or before August 1, 2011, and subsequently, Owner owned fee simple title to the Real Estate (including all land and improvements thereon) in Cook County, Illinois, described as follows:

COMMON ADDRESS: 7617 West North Avenue, River Forest, IL 60305

PIN: 15-01-106-036-0000

LEGAL DESCRIPTION: See Attached Legal Description (Exhibit "A")

2. Claimant entered into a Subcontract Agreement with General Contractor, dated August 1, 2011, with the knowledge and/or consent of the Owner, under which Claimant agreed to provide all necessary labor, materials, and work necessary to provide heating, ventilating, and air conditioning for the Real Estate for the original contract amount of \$57,763.00. To date, General Contractor has paid \$0 under the Subcontract Agreement.

3. The Subcontract was entered into by the General Contractor with the knowledge and consent of the Owner, and the work was performed with the knowledge and consent of the Owner.

4. Claimant achieved substantial completion and last performed work under the Subcontract on September 24, 2011.

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5. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$57,763.00, which principal amount bears interest at the statutory rate of 10% per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$57,763.00, plus interest, and attorney's fees.

Dated: December 15, 2011

**BELLE ENGINEERING, INC.**

By: *Thomas G. Oddo*  
Its: Attorney and authorized agent

### AFFIDAVIT

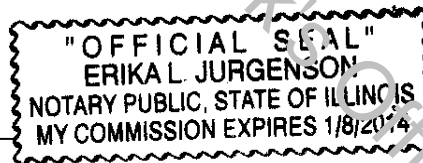
STATE OF ILLINOIS )  
) ss  
COUNTY OF DUPAGE )

This affiant, being first duly sworn under oath, deposes and states that he is the attorney and authorized agent of Belle Engineering, Inc., the Lien Claimant; that he has read the foregoing lien claim; that he has knowledge of the contents thereof through the representations of Belle Engineering, Inc., and that he believes that the same is true to the best of his knowledge and belief.

*Thomas G. Oddo*  
Thomas G. Oddo (Affiant, Agent and Attorney)

Subscribed and sworn to by Thomas G. Oddo  
before me this 15<sup>th</sup> day of December 2011

*Erika L. Jurgenson*  
NOTARY PUBLIC



Prepared by: Thomas G. Oddo  
Coman & Anderson, P.C.  
2525 Cabot Drive, Suite 300  
Lisle, Illinois 60532  
(630) 428-2660

Mail to: (Same)

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**Legal Description:**

LOTS 3, 4, 5, 6 AND 7 IN EDWIN E. WOOD'S SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 42 ACRES THEREOF (EXCEPT THE WEST 220.62 FEET OF THAT PART LYING NORTH OF A LINE 200.00 FEET NORTH OF THE NORTH LINE OF THE SOUTH 66 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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