

# UNOFFICIAL COPY

## **SUBCONTRACTOR'S NOTICE & CLAIM FOR LIEN**

STATE OF ILLINOIS       }  
                                     }  
COUNTY OF COOK       }



Doc#: 1202445044 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2012 02:46 PM Pg: 1 of 4

**COMFORT TEMPERATURE SYSTEMS, INC.**

CLAIMANT

-VS-

**BEST RESTORATIONS, LLC  
380 PALATINE ROAD, LLC**

**RESPONDENTS(S)**

The claimant, **COMFORT TEMPERATURE SYSTEMS, INC.**, of Skokie, Chicago, Illinois, hereby serves a notice and claim for mechanics lien against **BEST RESTORATIONS, LLC**, general contractor; **380 PALATINE ROAD, LLC**, Illinois, Owner; and states, as follows:

That on or about June 24, 2011, Owner owned and continues to own the following described land in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

P.I.N.: 03-14-303-014

Commonly known as: 380 Palatine Road, Wheeling, Illinois 60090

That on information and belief, on or before June 24, 2011, Owner, 380 PALATINE ROAD, LLC and/or its agent, entered into a contract with Best Restorations, LLC, general contractor, for remodeling of the interior space of the building located upon the Premises.

That on or about June 24, 2011, the said Best Restorations, LLC, general contractor, made a contract with Claimant to provide repairs for the existing HVAC System on the Premises.

That on November 10, 2011, Claimant completed thereunder all that was required to be done by said contract.

That upon completion of said contract Best Restorations, LLC became indebted to the Claimant for the contract amount of \$12,360.00, plus extras in the amount of \$ -0-, for a total contract price of \$12,360.00, leaving due unpaid and owing to Claimant, after completion of its work and services under the contract, and after allowing all credits, the balance of **Twelve Thousand Dollars and 00/100 (\$12,600.00)**, for which, with interest, the Claimant claims a lien

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on said Premises and improvements and on the monies or other considerations due or to become due from the Owner under said contract against Best Restorations, LLC.

COMFORT TEMPERATURE SYSTEMS, INC.

By: 

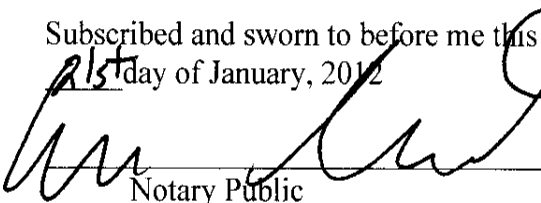
STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF COOK       )

The affiant PETER ZAROVSKY, being first duly sworn, on oath deposes and says that he is the President of the Claimant, that he has read the foregoing Notice and Claim for Lien and knows the content thereof, and that all statements therein contained are true.

By: 

Peter Zarovsky

Subscribed and sworn to before me this  
21st day of January, 2012

  
Notary Public



**This instrument was prepared by:**

Leon Zelechowski, Esq.  
Leon Zelechowski, Ltd.  
111 W. Washington St., Suite 1051  
Chicago, Illinois 60602

**MAIL TO:**

Leon Zelechowski, Esq.  
Leon Zelechowski, Ltd.  
111 W. Washington St., Suite 1051  
Chicago, Illinois 60602

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## EXHIBIT A

PARCEL 1: Lot 30 in First Addition to Palatine Expressway Industrial Park, being a subdivision in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, EXCEPTING THEREFROM that part of Lot 30 described as follows: Beginning at the Southeast corner of said Lot 30; thence on an assumed bearing South 89 degrees 56 minutes 46 seconds West on the South line of said Lot 30, 207.14 feet to the Southwesterly line of said Lot 30; thence North 52 degrees 10 minutes 12 seconds West on said Southwest line, 92.42 feet to the West line of said Lot 30; thence North 00 degrees 00 minutes 17 seconds East on said West line 208.69 feet to the Northwest corner of said Lot 30; thence North 89 degrees 57 minutes 2 seconds East on the North line of said Lot 30, 10.0 feet; thence South 0 degrees 0 minutes 17 seconds West parallel with the West line of said Lot 30, 179.50 feet; thence South 55 degrees 13 minutes 20 seconds East, 85.68 feet; thence North 89 degrees 56 minutes 46 seconds East, 140.00 feet; thence South 84 degrees 10 minutes 17 seconds East, 60.06 feet to the East line of said Lot 30; thence South 0 degrees 0 minutes 52 seconds East on said East line, 30.84 feet to the point of beginning

PARCEL 2: Non-exclusive easement for storm sewer appurtenant to and for the benefit of Parcel 1 over, under and upon the property, described as follows: The North 15 feet of Lot 31, together with the West 20 feet of the North 290 feet of Lot 31 in First Addition to Palatine Expressway Industrial Park, being a subdivision in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian, recorded as Document Number 21057505 and filed as Number LR2493375, in Cook County, Illinois, as created by Easement Agreement dated February 12, 1980 and filed March 12, 1980 as Document Number LR3150038, in Cook County, Illinois.

PIN: 03-14-303-014-0000  
ADDRESS: 380 W. PALATINE ROAD, WHEELING, ILLINOIS 60090-5831

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## PROOF OF SERVICE BY MAIL

I, a non-attorney on oath, state that on this 21<sup>st</sup> day of January, 2012, I served this Notice and Claim for Mechanics Lien by mail by mailing a copy of said Notice by certified mail, return receipt requested, limited to addressee only, postage prepaid, by depositing same in the U.S. Mail before the hour of 5:00 p.m.

Best Restorations, LLC  
C/o Ariel Weissberg, Reg. Agent.  
401 S. LaSalle St., Suite 403  
Chicago, IL 60605

380 Palatine Road, LLC  
C/o Daniel Greenman, Reg. Agent  
575 Waukegan Road  
Northbrook, IL 60062

Hester Bide

Signed and sworn to before me this 21<sup>st</sup> day of January, 2012.

[Signature]  
Notary Public

