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Prepared by, recording requested by and return to:

Name: Alan D. Pearlman, Esq.
Law Offices of Alan D. Pearlman, LLC
Address: 2803 Butterfield Road, #300
Oak Brook, Illinois 60523
Phone: 312.870.1505

Doc#: 1216019056 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/08/2012 11:23 AM Pg: 1 of 4

Above This Line For Official Use Only

MECHANICS LIEN
NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned (the "Claimant"), PFDA ARCHITECTS, INC., of 2803 Butterfield Road, Suite 340, Oak Brook, IL 60523 herein files a claim for lien pursuant to The Mechanics Lien Act of the State of Illinois, against SCHILLER PARK COMMONS, LLC (the "Owner") regarding the property commonly known as 9276-9320 Irving Park Road, Schiller Park, Illinois, County of Cook, and states as follows:

- 1. That on or about July 23, 2009, Owner did and does still now hold title to that certain real property in the County of Cook, State of Illinois (the "Property") to wit:

Common Address: 9276-9320 Irving Park Road, Schiller Park, Illinois, County of Cook.

Legal Description: SEE EXHIBIT A attached hereto and made a part hereof.

Permanent Index Numbers:

- 12-15-314-005-0000
12-15-314-006-0000
12-15-314-007-0000
12-15-314-008-0000
12-15-314-009-0000
12-15-314-010-0000
12-15-314-011-0000
12-15-314-012-0000
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2. On or about July 23, 2009, Claimant and Owner entered into a contract (the "Contract") for performance of certain services with respect to the improvement of the Property (the "Work") for the sum of Twenty Two Thousand Eight Hundred Ninety Six and 25/100 Dollars (\$22,896.25) and that at the special instance and request of Owner and with full knowledge and the express consent or acquiescence of Owner, Claimant furnished extra and additional services in the amount and value of \$0.00 (collectively the "Contract Sum").
3. On or about March 26, 2012 Claimant completed all of the work under the terms of and in accordance with the Contract, and that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property
4. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing any and all credits for payments by Owner, the balance of Sixteen Thousand Eight Hundred Sixteen and 55/100 Dollars (\$16,816.55), for which with interest, Claimant claims a lien on the Property and improvements thereon, and on the monies or other considerations due or to become due the Owners and all persons interested therein, plus interest at the rate specified in the Illinois Mechanics Lien Act, plus court costs and attorney's fees.

CLAIMANT:

PFDA ARCHITECTS, INC.

BY: *Anthony Cassata*
 Name: Anthony Cassata
 Its: President

State of Illinois)
) SS
 County of Cook)

CERTIFICATION

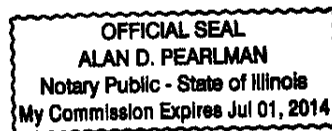
The Affiant, Anthony Cassata, being first duly sworn on oath and says he is the President of PFDA Architects, Inc. ("Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that the statements therein contained are true to the best of Affiant's knowledge.

BY: *Anthony Cassata*
 Anthony Cassata, President

Subscribed and sworn to before me this 1st day of June, 2012.

Alan D. Pearلمان
 Notary Public

My Commission expires on: _____



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PROOF OF SERVICE

CERTIFIED MAIL – RETURN RECEIPT REQUESTED, DELIVERY LIMITED TO ADDRESSEE ONLY

TO: Owner: Schiller Park Commons, LLC
1954 First Street, #101
Highland Park, Illinois 60035

Schiller Park Commons, LLC
c/o Mr. John Theodosakis II
1954 First Street, #101
Highland Park, Illinois 60035

Schiller Park Commons, LLC
c/o Mr. John Theodosakis II
276 Hazel Avenue
Highland Park, Illinois 60035

Mortgagee: The Bank of Commerce
171 E. Irving Park Road
Wood Dale, Illinois 60191-7023

I, ALAN D. PEARLMAN, an attorney, certify that I served the within Mechanic's Lien Notice and Claim upon the foregoing parties by placing copies of same in an envelope address to each party, certified mail, return receipt requested, delivery limited to addressee only with prepaid postage, and depositing the same in the U.S. Mail on or before the hour of 5:00 p.m. on the 1st day of June, 2012.



Alan D. Pearlman

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, AND 5 IN OLD GROVE SHOPPING CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 13, INCLUSIVE, IN OLD GROVE SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 15 TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHEAST 1/4 OF SECTION 16 TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 2011, AS DOCUMENT NUMBER 1124934031, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office