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Doc#: 1234010082 Fee: \$33.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/05/2012 04:12 PM Pg: 1 of 5

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

Eric L. Singer
Ice Miller LLP
2300 Cabot Drive, Suite 455
Lisle, IL 60532

NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The claimant, R. G. Construction Services, Inc. ("R. G."), with offices at 936 Larch Avenue, Elmhurst, Illinois, hereby files its 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 against Triumph Construction Services Corporation ("Triumph") with offices at 2763 Pinnacle Drive, Elgin, IL 60124 as general contractor and against RMS Properties IX, L.L.C., RMS Properties, Inc., Roundy's Supermarkets, Inc. and Mariano's Fresh Market (collectively "Owners"), Bank of America, N.A. as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Commercial Mortgage Pass Through Certificates, Series 2006-GG6 ("Lender").

Claimant further states as follows:

1. On or about June 13, 2012, one or more of Owners owned fee simple or beneficial title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as 2575 West Golf Road, Hoffman Estates, Illinois 60169 and legally described as on the attached Exhibit A.
2. Sometime prior to June 13, 2012, one or more of Owners entered into a general construction contract with Triumph to construct improvements on the Real Estate. By Agreement

Common Address: 2575 West Golf Road
Hoffman Estates, IL 60169

PINs: 17-18-100-013-0000
17-18-100-011-0000

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dated June 13, 2012, Triumph subcontracted with R.G. for R.G. to perform all framing, drywall and insulation work for the interior remodeling of Mariano's Fresh Market store as more fully described in the Subcontract for the improvement of the Real Estate all in exchange for payment (collectively, the "R. G. Subcontract").

3. The R. G. Subcontract was entered into and the work was performed by R. G. with the knowledge and consent of one or more of Owners. Alternatively, one or more of Owner(s) specifically authorized Triumph or others to enter into contracts for design and improvement of the Real Estate. Alternatively, one or more of Owners knowingly permitted Triumph or others to enter into contracts for the design and improvement of the Real Estate.

4. As to all lots comprising the Real Estate, R.G. last performed work on the Real Estate on or after August 10, 2012.

5. As of the date hereof, after all previous credits and payments there remains due, unpaid and owing to R. G. the principal balance of Eighty Four Thousand One Hundred Fifty Three Dollars and Ninety Two Cents (\$84,153.92) for which, with interest, attorneys' fees and costs as provided under the Illinois Mechanics Lien Act, R. G. claims a lien on the Real Estate and on the monies or other consideration due or to become due from Owners to Triumph Construction Services Corporation.

6. Claimant does not believe that it is required to allocate or apportion its lien among any lots or parcels comprising the Real Estate because this lien is timely as to all lots comprising the Real Estate, nor does R.G. believe that allocation or apportionment among lots or parcels is possible or reasonably calculable because R.G.'s work was in, on, around and for the benefit of all lots and parcels. In the alternative and only in the event that allocation or apportionment of R.G.'s lien is deemed required, without admitting such is required, then R.G. apportions its lien as follows:

<u>Parcel</u>	<u>Allocated Percentage</u>
Parcel 1 and easements appurtenant (or in the alternative, PIN 17-18-100-013-0000)	100% (\$84,153.92)
Parcel 2 and easements appurtenant (or in the alternative, PIN 17-18-100-011-0000)	0% (\$0.00)

Common Address: 2575 West Golf Road
Hoffman Estates, IL 60169

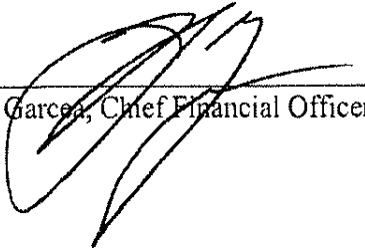
PINs: 17-18-100-013-0000
17-18-100-011-0000

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Dated this 3rd day of December, 2012.

R. G. CONSTRUCTION SERVICES, INC.

By:



Brian Garcea, Chief Financial Officer

Property of Cook County Clerk's Office

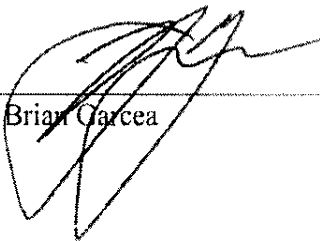
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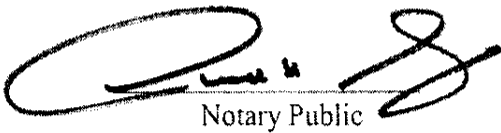
STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, Brian Garcea, being first duly sworn on oath, depose and state that I am Chief Financial Officer of R. G. Construction Services, Inc., that I am authorized to execute this Subcontractor's Notice and Claim for Mechanics Lien on behalf of R. G. Construction Services, Inc., that I have read the foregoing and know the contents thereof and that the statements contained therein are true.

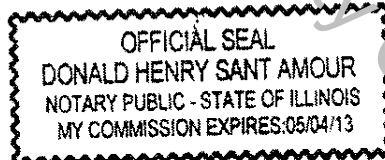


Brian Garcea

SUBSCRIBED AND SWORN TO
before me this 3rd day
of December, 2012.



Notary Public



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

**Eric L. Singer
Ice Miller LLP
2300 Cabot Drive, Suite 455
Lisle, IL 60532
C148990.1**

Common Address: 3575 West Golf Road
Hoffman Estates, IL 60162

FTN#: 17-18-100-013-0000
17-18-100-011-0000

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EXHIBIT A

LEGAL DESCRIPTION OF SHOPPING CENTER

PARCEL 1:

LOT 1 (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES ACCORDING TO DOCUMENT NUMBER LR3786304, FILED ON APRIL 12, 1989) IN RESUBDIVISION OF LOT 1 IN HOFFMAN VILLAGE SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 7, 1988 AS DOCUMENT NUMBER LR3758619, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN HOFFMAN VILLAGE SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 23, 1988 AS DOCUMENT LR3689024 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, PARKING, PASSAGE, AND TRAFFIC AND FOR UTILITIES, AS CONTAINED IN CROSS EASEMENT AGREEMENT DATED JANUARY 30, 1987 AND FILED FEBRUARY 18, 1987 AS DOCUMENT LR3592624, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1985 AND KNOWN AS TRUST NUMBER 64179 AND THE LARKIN BANK, INC., OVER, UPON, ACROSS, AND THROUGH THE LAND DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, PARKING, PASSAGE, AND TRAFFIC AND FOR UTILITIES, AS CONTAINED IN CROSS EASEMENT AGREEMENT DATED NOVEMBER 28, 1988 AND FILED DECEMBER 7, 1988 AS DOCUMENT LR3758618, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1985 AND KNOWN AS TRUST NUMBER 64179, AND MARLIN B. REISHUS AND CHARLES J. CERNIGLIA, INC., OVER, UPON, ACROSS, AND THROUGH THE LAND DESCRIBED THEREIN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2575 W. Golf Rd., Hoffman Estates, IL
or alternatively as 2501-2599 Golf Rd., Hoffman Estates, IL

PINs: Parcel 1: 17-18-100-013-0000

Parcel 2: 17-18-100-011-0000