

# UNOFFICIAL COPY



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Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/29/2013 03:25 PM Pg: 1 of 6

## MECHANICS LIEN

Return to:

Baum Sigman Auerbach & Neuman, Ltd.  
200 W. Adams St., Suite 2200  
Chicago, IL 60606  
(312) 236-4316

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Do not write in this space-(for Recorder use only)

## SUBCONTRACTOR'S MECHANICS LIEN CLAIM

The lien claimants, Sheet Metal Workers Local 265 Welfare Fund, Sheet Metal Workers Local 265 Pension Fund, Sheet Metal Workers Local 265 Educational Fund, Sheet Metal Workers Local 265 Industry Fund, Sheet Metal Workers Local 265 Supplemental Retirement Plan, and Sheet Metal Workers Local 265 Retirement Savings Fund (collectively referred to as the "Funds"), unincorporated trust funds, and the Sheet Metal Workers Local No. 265 Union ("Union"), an unincorporated association, with offices located at 205 Alexandra Way, Carol Stream, IL 60188, hereby give notice of their claim for a Mechanics Lien for amounts due on behalf of bargaining unit employees of Michael A. Prate, Inc. ("Prate"), against amounts due to Prate and/or Pepper Construction Co., general contractor, for improvements on the property owned by Willow Creek Community Church, Inc. ("Willow Creek"), which is and has been at all relevant times the owner of record of the following property:

Street Address: Willow Creek Care Center  
67 E. Algonquin Road, Barrington, IL 60010  
Permanent Real Estate Index Numbers: See Attached Exhibit A  
Legal Description: See Attached Exhibit B

Since on or about August 30, 2010, Prate has been bound to a collective bargaining agreement with the Union, which requires Prate to pay fringe benefit contributions to the Funds on behalf of Prate's employees who perform bargaining unit work. The Union is the exclusive bargaining representative for Prate's employees who perform bargaining unit work. Upon information and belief, Prate was a subcontractor to Pepper Construction Co. and provided labor and services on the above-described property. Prate failed to pay all fringe benefit contributions due to the Funds and Work Assessment dues to the Union on behalf of Prate's employees who furnished at least 283 hours of new construction labor in March and April 2013 on the above-described property for Prate, pursuant to Prate's collective bargaining agreement with the Union.

The Union's bargaining unit members performed all work required of them as employees of Prate on the above-described property. Based on said work, Prate owes fringe benefit contributions