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SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN



Doc#: 1605356147 Fee: \$32.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/22/2016 04:01 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Reserved for Recorder's use only

THE UNDERSIGNED LIEN CLAIMANT, Kelso-Burnett Co., a Delaware corporation, 5200 Newport Drive, Rolling Meadows, IL hereby files its notice and claim for lien against Joe Caputo And Sons, Inc. c/o its Registered Agent, Edward Izzi, 390 E. Devon Ave., Roselle, IL 60172 ("Caputo"); and/or Joe Caputo And Sons, EGV, Inc., c/o its Registered Agent, Michael A. Alesia, 1000 N. Plaza Dr., Suite 680, Schaumburg, IL 60173 ("EGV"); and Brixmor Holdings 1 SPE, LLC, c/o its Registered Agent, Illinois Corporation Service C, 801 Adlai Stevenson Drive, Springfield, IL 62703 ("Owner"); Bana Holding Corporation f/k/a LaSalle National Bancorp, Inc., under Mortgage dated August 26, 1997, c/o its Registered Agent C.T. Corporation System, 208 South LaSalle St., Suite 814, Chicago, Illinois 60604 ("Lender #1"); JP Morgan Chase Bank, c/o its Registered Agent, Community Development Real Estate, Chase Tower, 10 South Dearborn Street, Mail Code IL-1-0953, Chicago, IL 60603 ("Lender #2"); Wells Fargo Bank N.A., c/o its Registered Agent, C T Corporation System, 208 S. LaSalle St. Suite 814, Chicago, IL 60604, and as Trustee for the Registered Holders of JP Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC 20 Commercial Mortgage Pass Through Certificate Series 2007-CIBC 20 ("Lender #3"); and all other persons or entities having or claiming an interest in the Premises described below, and in support thereof states as follows:

1. On October 1, 2015, Owner owned the following premises in the County of Cook, State of Illinois, legally described as:

See attached Rider, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference.

PERMANENT INDEX NUMBERS (PIN): 08-32-202-021-0000

commonly known as 980 Elk Grove Town Center, Elk Grove Village, IL 60007, all of which is hereinafter together with all improvements referred to as the "Premises.")

2. On or about October 1, 2015, Kelso-Burnett Co. made a contract with Caputo and/or with EGV to perform general electrical construction and contracting services and provide materials, labor and supplies on a time and materials basis not to exceed One Hundred Eighty Thousand and no/100 Dollars (\$180,000.00) for and at the Premises and the actual amount of the work

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completed by Kelso was for the sum of One Hundred Forty Thousand One Hundred and Seven Dollars and 03/100 (\$140,107.03). Owner knowingly consented and permitted Caputo and/or EGV to enter into contracts for said work to improve the premises.

3. Kelso completed its work on or before November 25, 2015.

4. Caputo and/or EGV is entitled to credits on account thereof, including partial payment of Forty Six Thousand Seven Hundred Forty Two Dollars and 39/100 (\$46,742.39), leaving due unpaid and owing to Kelso-Burnett Co., after allowing all credits, the balance of Ninety Three Thousand Three Hundred Sixty Four Dollars and 64/100 (\$93,364.64) for which, with interest at the rate of 10% per annum and reasonable attorney's fees under the Illinois Mechanics Lien Act, 770 ILCS 60/0.01, et seq. (2015)("Act"), Kelso-Burnett Co. claims a Mechanic's Lien on said Premises, improvements and against the real estate owned by and against said Owner, Lender #1, Lender #2, Lender #3 and Contractor (Caputo and/or EGV) and upon the monies, bonds and warrants due or to become due said Contractor (Caputo and/or EGV).

KELSO-BURNETT CO.

By: Robert T. Dawson
Robert T. Dawson, Superintendent and Project Manager

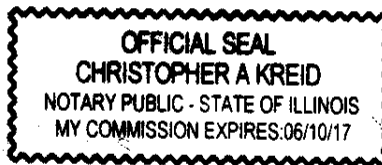
STATE OF ILLINOIS)
)
COUNTY OF COOK)

The affiant, Robert T. Dawson, being first duly sworn, on oath deposes and states that he is Superintendent and Project Manager of Lien Claimant; that he has read the foregoing claim for Mechanic's Lien and knows the contents thereof; and that based on his personal knowledge and the records of Kelso-Burnett Co., that all statements contained herein are true.

Robert T. Dawson
Robert T. Dawson

Subscribed and sworn to before me
this 17th day of February, 2016

Christopher A. Kreid
Notary Public



This document prepared by and please mail to:
Christopher A. Kreid
Christopher A. Kreid & Associates, LLC
1603 Orrington Avenue, Suite 1675
Evanston, IL 60201
847.869.0400

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RIDER

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32 TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF A LINE 765.00 FEET, AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 WITH THE SOUTH LINE OF BIESTERFIELD ROAD AS OCCUPIED BEING A LINE 60.00 FEET AS MEASURED AT RIGHT ANGLES SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 57 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 520.00 FEET TO A LINE 245.00 FEET, AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 199.99 FEET TO A LINE 260.00 FEET AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 57 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 199.99 FEET TO THE WEST LINE OF ARLINGTON HEIGHTS ROAD AS WIDENED, BEING A LINE 45.00 FEET, AS MEASURED AT RIGHT ANGLES WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; 793.50 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SERFECZ SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23 1984 AS DOCUMENT NUMBER 26939494; THENCE NORTH 88 DEGREES 57 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, 125.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1, 21.39 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 06 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 542.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 137.89 FEET TO A LINE 1170.00 FEET, AS MEASURED ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 88 DEGREES 57 MINUTES 06 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 97.52 FEET TO A LINE 810.00 FEET AS MEASURED ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 884.99 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 06 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 45.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, 225.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT A