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Doc#: 1611622188 Fee: \$36.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/25/2016 03:18 PM Pg: 1 of 8

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
BELFOR Property Restoration
c/o Registered Agent
208 S. LaSalle St. Suite 314
Chicago, IL 60604

VIA CERTIFIED MAIL R/R
International Contractors, Inc.
c/o William Kelly, Registered Agent
1010 Jorie Boulevard, Suite 100
Oak Brook, IL 60523

VIA CERTIFIED MAIL R/R
BELFOR Property Restoration
c/o Secretary
185 Oakland Avenue, #150
Birmingham, MI 48009

VIA CERTIFIED MAIL R/R
Wal-mart – Olympia Fields #4049
c/o Registered Agent
208 S. LaSalle St. Suite 814
Chicago, IL 60604

THE CLAIMANT, **American Remodeling & Roofing, Inc.**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Wal-Mart Real Estate Business Trust**, owner, ("Owner"), **International Contractors, Inc.**, contractor, **BELFOR Property Restoration.**, subcontractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Attached Exhibit A.

P.I.N.s: 31-24-207-033-0000, 31-24-207-038-0000, 31-24-207-039-0000, 31-24-207-040-0000, 31-24-207-041-0000 and 31-24-207-042-0000.

which property is commonly known as 21000 Western Avenue, Olympia Fields, Illinois 60461.

CCRD REVIEWER

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2. On information and belief, said Owner contracted with **International Contractors, Inc.** for certain improvements to said premises.


3. On information and belief, and subsequent hereto, **International Contractors, Inc.** entered into a subcontract with **BELFOR Property Restoration**.

4. Subsequent thereto, **BELFOR Property Restoration**, entered into a subcontract with Claimant to furnish labor and materials for use in improvements at said premises.

5. The Claimant completed its work under its subcontract on March 14, 2016, which entailed the delivery of said labor and materials relating to painting at the premises.

6. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Forty Thousand Three Hundred Thirty Two and 96/100 Dollars (\$40,332.96)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of **Forty Thousand Three Hundred Thirty Two and 96/100 Dollars (\$40,332.96)** plus interest.

American Remodeling & Roofing, Inc. an Illinois corporation,

By: 
One of its attorneys

This notice was prepared by and after recording should be mailed to:

James T. Rohlring (jtrohlfing@arnstein.com; docket@arnstein.com)

Patrick J. Johnson (pjohnson@arnstein.com; docket@arnstein.com)

ARNSTEIN & LEHR LLP

120 S. Riverside Plaza, Suite 1200

Chicago, Illinois 60606

(312) 876-7100

Firm ID: 25188

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VERIFICATION

The undersigned, Gary Bens being first duly sworn, on oath deposes and states that s/he is an authorized representative of **American Remodeling & Roofing Inc.**, that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.

Gary Bens

SUBSCRIBED AND SWORN to
before me this 22nd day
of April, 2016.

[Signature]
Notary Public



Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

PARCEL 3:

LOT 2 IN BLOCK 10 TOGETHER WITH THAT PART OF OUT LOT "A" LYING EAST OF A NORTHWARD EXTENSION OF THE WEST LINE OF SAID LOT 2 IN BLOCK 10, ALL IN ATHENIA PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE EAST 22.5 ACRES OF THE NORTH 45 ACRES THEREOF AND ALSO EXCEPTING THEREOF THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE SAID 45 ACRES; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 24, 330 FEET; THENCE WEST TO THE WEST LINE OF EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 330 FEET TO THE SOUTH LINE OF SAID 45 ACRES; THENCE EAST ALONG THE SAID SOUTH LINE TO THE PLACE OF BEGINNING); ALSO, LOT 3-C (EXCEPT THE SOUTH 30 FEET THEREOF) IN THE RESUBDIVISION OF LOT 3 OF BLOCK 10 OF ATHENIA PARK, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL (EXCEPTING THE EAST 22.5 ACRES OF THE NORTH 45 ACRES THEREOF AND ALSO EXCEPTING THEREOF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE SAID 45 ACRES; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 24, 330 FEET; THENCE WEST TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 330 FEET TO THE SOUTH LINE OF SAID 45 ACRES; THENCE EAST ALONG THE SAID SOUTH LINE TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS; EXCEPT THE SOUTH 8.0 FEET OF THE EAST 30.0 FEET OF LOT 2 IN BLOCK 10 IN ATHENIA PARK, AFORESAID, CONVEYED BY FORD LEASING DEVELOPMENT COMPANY TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION, BY INDENTURE DATED FEBRUARY 10, 1984 RECORDED DECEMBER 7, 1984 AS DOCUMENT NUMBER 27364058;

AND ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY CONVEYED BY FORD LEASING DEVELOPMENT COMPANY TO AMERICAN MOTORS SALES CORPORATION BY DEED DATED AUGUST 18, 1972 AND RECORDED AUGUST 25, 1972 AS DOCUMENT NUMBER 22028821 DESCRIBED AS FOLLOWS:

A TRACT OF LAND CONSISTING OF PART OF LOT 2 IN BLOCK 10 TOGETHER WITH A PART OF OUTLOT A, ALL IN ATHENIA PARK; BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON

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OCTOBER 23, 1956, AS DOCUMENT NUMBER 16734380, SAID TRACT OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 IN BLOCK 10 IN ATHENIA PARK (SAID SOUTHEAST LOT CORNER BEING 460 FEET WEST FROM THE EAST LINE AND 50 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 24); AND RUNNING THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST ALONG A SOUTH LINE OF SAID LOT 2 (SAID SOUTH LOT LINE BEING A LINE 50 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 24), A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING TO THE LAND TO BE DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST ALONG SAID LINE A DISTANCE OF 340.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2 AND ALONG A NORTHWARD EXTENSION OF SAID WEST LOT LINE, A DISTANCE OF 558.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 340.0 FEET TO A POINT IN A LINE 30.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID PARALLEL LINE, 558.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 3 AND OTHER PROPERTY FOR INGRESS AND EGRESS OVER AND UPON PART OF THE SOUTH 30 FEET OF LOT 3C IN THE RESUBDIVISION OF LOT 5 OF BLOCK 10 OF ATHENIA PARK, AFORESAID, AS CREATED BY THE PLAT OF RESUBDIVISION RECORDED MARCH 30, 1965 AS DOCUMENT NUMBER 19421332.

PIN: 31-24-207-039-0000 and 31-24-207-041-0000

Address of Real Estate: 21000 Western Avenue, Olympia Fields, Illinois 60461

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EXHIBIT "A"

Legal Description

PARCEL 1:

A TRACT OF LAND CONSISTING OF PART OF LOT 2 IN BLOCK 10 TOGETHER WITH A PART OF OUTLOT "A", IN ATHENIA PARK; (BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON OCTOBER 23, 1956, AS DOCUMENT NO. 16734380); SAID TRACT OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2 IN BLOCK 10 IN ATHENIA PARK, (SAID SOUTHEAST LOT CORNER BEING 460 FEET WEST FROM THE EAST LINE AND 50 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 24), AND RUNNING THENCE NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2 (SAID SOUTH LOT LINE BEING A LINE 50 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 24), A DISTANCE OF 30.0 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 50 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 340.0 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 0 DEGREES 02 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, AND ALONG A NORTHWARD EXTENSION OF SAID WEST LOT LINE, A DISTANCE OF 558.57 FEET TO A POINT; THENCE SOUTH 89 DEGREES 50 MINUTES 45 SECONDS EAST, A DISTANCE OF 340.0 FEET TO A POINT IN A LINE 30.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 2 AFORESAID; THENCE SOUTH 0 DEGREES 02 MINUTES 30 SECONDS EAST ALONG SAID PARALLEL LINE 558.57 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 8.0 FEET THEREOF CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION BY QUIT CLAIM DEED DATED JULY 16, 1984 AND RECORDED JANUARY 16, 1985 AS DOCUMENT 27407047, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 307.0 FEET OF LOT 1 IN BLOCK 10, AND THAT PART OF OUTLOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10 AFORESAID; THENCE NORTH ON A LINE BEING THE EXTENSION NORTH OF THE EAST LINE OF SAID LOT 1 IN BLOCK 10 AFORESAID TO A POINT 80.0 FEET SOUTH OF THE NORTH LINE OF SAID OUTLOT "A"; THENCE WEST AND PARALLEL WITH AND 80.0 FEET SOUTH OF THE NORTH LINE OF SAID OUTLOT "A" A DISTANCE OF 307.0 FEET; THENCE SOUTH IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 1 IN BLOCK 10 WHICH IS 307.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK 10; THENCE EAST ON THE NORTH

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LINE OF SAID LOT 1 IN BLOCK 10, 307.0 FEET TO THE POINT OF BEGINNING; ALL IN ATHENIA PARK, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE EAST 22.5 ACRES OF THE NORTH 45 ACRES THEREOF, AND ALSO EXCEPTING THEREOF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE SAID 45 ACRES, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 24, 330.0 FEET; THENCE WEST TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 330.0 FEET TO THE SOUTH LINE OF THE SAID 45 ACRES; THENCE EAST ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTH 5.0 FEET THEREOF ACQUIRED BY THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN CONDEMNATION CASE 84L51201, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 80 FEET OF THAT PART OF OUTLOT "A" DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 10, THENCE NORTH ON A LINE BEING THE EXTENSION NORTH OF THE EAST LINE OF SAID LOT 1 IN BLOCK 10 TO A POINT ON THE NORTH LINE OF SAID OUTLOT "A"; THENCE WEST ON THE NORTH LINE OF SAID OUTLOT "A" A DISTANCE OF 307.0 FEET THENCE SOUTH IN A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 1 IN BLOCK 10 WHICH IS 307.0 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK 10; THENCE EAST ON THE NORTH LINE OF SAID LOT 1 IN BLOCK 10, 307.0 FEET TO THE POINT OF BEGINNING, ALL IN ATHENIA PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE EAST 22.5 ACRES OF THE NORTH 45 ACRES THEREOF, AND ALSO EXCEPTING THEREOF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE SAID 45 ACRES, THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 24, 330.0 FEET; THENCE WEST TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 330.0 FEET TO THE SOUTH LINE OF THE SAID 45 ACRES; THENCE EAST ALONG THE SAID SOUTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY ILLINOIS.

PARCEL 6:

THE SOUTH 30 FEET OF LOT 3-C IN THE RESUBDIVISION OF LOT 3 OF BLOCK 10 OF ATHENIA PARK. BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL (EXCEPTING THE EAST 22.5 ACRES OF THE NORTH 45 ACRES THEREOF AND ALSO EXCEPTING THEREOF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE SAID 45 ACRES; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 24, 330 FEET; THENCE WEST TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 330 FEET TO THE SOUTH LINE OF SAID 45 ACRES; THENCE EAST ALONG

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THE SAID SOUTH LINE TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY,
ILLINOIS.

PIN: 31-24-207-033-0000
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Address of Real Estate: 21000 Western Avenue, Olympia Fields, Illinois 60461

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