#### **UNOFFICIAL COPY**

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

Sophia Moraitis S. Moraitis & Associates 120 N. Green Suite 4F Chicago, Illinois 60607 Ph: (312) 733-9803 Cell: (312) 342-5730



Doc#: 1618318078 Fee: \$32.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Gook County Recorder of Deeds
Date: 07/01/2016 02:19 PM Pg: 1 of 4

## ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF WISCONSIN ) ss. COUNTY OF KENOSHA )

The claimant, Lakeview Construction, Inc. ("Lakeview"), a Wisconsin Corporation, with an office at 10505 Corporate Drive, Suite 200, Pleasant Prairie, Wisconsin 53158, hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Glen Oak Glenview, LLC ("Owner") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner including Regency Centers, LP ("Owner's Agent"), Glenview State Bank ("Lender") and The Joint Corp. ("Tenant").

#### Lakeview states:

- 1. Since on or about September 1, 2010, and at all relevant times. Owner owned interest(s) as fee simple owner and, possibly otherwise, in the Real Estate commonly known as 1415 Waukegan Road, Glenview, Illinois 60025 and legally described in the attached Exhibit A ("Real Estate"):
- 2. On or about the end of September 22, 2015, Lakeview entered into a contract ("Contract") with Tenant. Pursuant to the Contract, Lakeview agreed to provide general construction contracting services for The Joint Chiropractic located on the Real Estate in exchange for payment to Lakeview of One Hundred Sixty Five Thousand One Hundred Thirty Six Dollars 00/100 (\$165,136.00), subject to additions or deductions via change order. At Tenant's special instance and request, Lakeview furnished extra services that increased the Contract amount. The extent and value of Lakeview's work under the Contract was

PIN: 04-26-409-029-0000

Address: 1415 Waukegan Road, Glenview, Illinois 60025

1618318078 Page: 2 of 4

## UNOFFICIAL CO

ultimately \$172,216.63 ("Adjusted Contract Amount").

- 3. The Contract was entered into between Lakeview and Tenant, who executed the Contract on behalf of Owner and/or Owner's Agent and with authority from Owner and/or Owner's Agent, and Lakeview performed the work with the knowledge and consent of Owner and/or Owner's Agent.
- 4. Lakeview's last day of work under the Contract was March 7, 2016.
- 5. Lakeview has been paid \$148,622.40. As of the date hereof, after allowing all credits, there is now due, unpaid and owing to Lakeview, the principal sum of Twenty Three Thousand Five Hundred Ninety Four Dollars and 23/100 (\$23,594.23) for which, with interest, Lakeview claims a mechanics lien against the Real Estate.
- Lakeview hereby revokes any waiver of rights given in advance of payment for 6. which payment was not made.

Dated: July , 2016

Corps: Lakeview Construction, Inc.

The Clarks Office

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED

TO:

Sophia Moraitis S. Moraitis & Associates 120 N. Green, Suite 4F Chicago, Illinois 60601

Ph: (312) 733-9803 Cell: (312) 342-5730

PIN:

04-26-409-029-0000

Address:

1415 Waukegan Road, Glenview, Illinois 60025

1618318078 Page: 3 of 4

## **UNOFFICIAL COPY**

| STATE OF WISCONSIN | )    |
|--------------------|------|
|                    | ) ss |
| COUNTY OF KENOSHA  | )    |

#### **VERIFICATION**

I, Kent Moon, being first duly sworn on oath, depose and state that I am an Officer of Lakeview Construction, Inc. ("Lakeview"), am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Lakeview, that I have read the foregoing Original Contractor's Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

Kent Moon

Clart's Office

SUBSCRIBED AND SWORN TO

before me this 1 day of July 2016

Notary Public

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

Sophia Moraitis S. Moraitis & Associates 120 N. Green Suite 4F Chicago, Illinois 60607 Ph: (312) 733-9803

Ph: (312) 733-9803 Cell: (312) 342-5730

PIN:

04-26-409-029-0000

Address:

1415 Waukegan Road, Glenview, Illinois 60025

1618318078 Page: 4 of 4

# UNOFFICIAL COPY

"EXHIBIT "A""

Real property in the City of Glenview, County of Cook, State of Illinois, described as follows:

LOT 1 OF ADINAMIS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF LOT 11 IN WILLIAM REED'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTIONS 26 AND 27 TOWNSHIP 42 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH LOT 18 (EXCEPT THE EAST 305.371 FEET THEREOF) IN ASSESSOR'S DIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF WAUKEGAN ROAD WITH THE SOUTH LINE OF SAID SECTION 26; THENCE EAST ALONG SAID 50 TH LINE OF SECTION 26, A DISTANCE OF 110.41 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES FROM SAID SOUTH LINE OF SECTION 26, A DISTANCE OF 50 FEET TO THE NUPTH LINE OF EAST LAKE AVENUE NOW LOCATED AND ESTABLISHED; THENCE NORTH VESTERLY IN A CURVED LINE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60 FEET AND COTTERAL ANGLE OF 90 DEGREES 23 MINUTES 20 SECONDS A DISTANCE OF 94.61 FEET TO THE FAST LINE OF WAUKEGAN ROAD; THENCE WEST IN A STRAIGHT LINE, A DISTANCE OF 50 FRET TO A POINT ON THE CENTER LINE OF WAUKEGAN ROAD; THENCE SOUTHERLY ALONG SAID CENTER LINE OF WAUKEGAN ROAD TO THE POINT OF BEGINNING, Coot County Clert's Office IN COOK COUNTY, ILLINOIS.