

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 1635657037 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/21/2016 10:25 AM Pg: 1 of 3

STATE OF ILLINOIS – COUNTY OF COOK

STATE OF ILLINOIS
COUNTY OF COOK

KJB Construction Services LLC,
Claimant

VS

Hotel Mannheim Chicago, LLC;
Midway Enterprises Inc.;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$22,077.75**

THE CLAIMANT, KJB Construction Services LLC, 1284 South Highway 12, Suite 212, Fox Lake, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Midway Enterprises Inc., a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 280 North Rand Road, Suite C, Lake Zurich, Illinois, and against Hotel Mannheim Chicago, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Hotel Mannheim Chicago, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

See Property Description on Page Three

THAT, on July 15, 2015, Claimant entered into a subcontract with the said Midway Enterprises Inc. to perform masonry for the afore-described real property of a value of and for the sum of **\$171,600.00**.

THAT, at the subsequent request of the said Midway Enterprises Inc., and further pursuant to the said subcontract, Claimant performed additional masonry for the afore-described real property of a value of and for the sum of **\$219,225.00**.

THAT, on September 12, 2016, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

THAT Claimant has received **\$368,747.25** pursuant to the said subcontract.

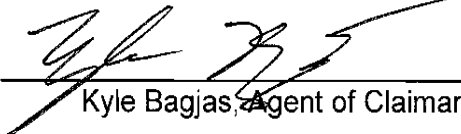
THAT there is or may be one or more subcontracts by and between Claimant and the said Midway Enterprises Inc. independent of the subcontract referenced herein and that Claimant intends and represents that nothing in the instant instrument shall affect or relate to the said independent subcontract(s) and that Claimant reserves and specifically does not waive any right under the said independent subcontract(s).

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THAT the said Midway Enterprises Inc. was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Midway Enterprises Inc.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither Midway Enterprises Inc. nor any other party has made any further payment or is entitled to any credit, leaving due, unpaid and owing to Claimant the balance of **\$22,077.75**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and on the material, fixtures apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the said owner(s), or its (their) agent(s), under the original contract.



Kyle Bagjas, Agent of Claimant

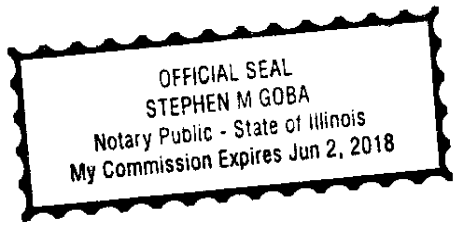
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)


THE AFFIANT, Kyle Bagjas, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.



Kyle Bagjas, Agent of Claimant

Subscribed and sworn to before me this 8th day of December, 2016.





Notary Public

Mail To:
Kyle Bagjas
KJB Construction Services LLC
1284 South Highway 12, Suite 212
Fox Lake, Illinois 60020

Prepared By:
Stephen M. Goba
Illinois Document Preparation Co.
601 South Ahrens Avenue
Lombard, Illinois 60148

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Page Three

PROPERTY DESCRIPTION

THE FOLLOWING-DESCRIBED REAL PROPERTY COMPRISES A SINGLE TRACT WITH A SINGLE USE.

PARCEL 1:

THAT PART LYING NORTH OF THE NORTH LINE OF THE ILLINOIS TOLL HIGHWAY OF THE SOUTH 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR MANNHEIM ROAD AND THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT NO. 16738863) (AND EXCEPT THAT PART TAKEN IN CASE NO. 64L21589), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WEST LINE OF MANNHEIM ROAD AND NORTH OF THE NORTH LINE OF THE ILLINOIS TOLL HIGHWAY DRAWN FROM A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4, 315.2 FEET SOUTH OF THE NORTH EAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 TO A POINT IN THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTH EAST 1/4, 844.84 FEET MEASURED ON THE SAID NORTH LINE EAST OF THE NORTH WEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 32, (EXCEPT THAT PART TAKEN IN CASE NO. 64L21263), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 4, BOTH INCLUSIVE, IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S FIRST ADDITION TO GLEN ACRES, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTH 1/2 OF MORSE AVENUE, VACATED BY DOCUMENT 26239728, LYING NORTH OF AND ADJOINING LOTS 3 AND 4 IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S FIRST ADDITION TO GLEN ACRES, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL NUMBERS: 09-32-203-005-0000
 09-32-206-017-0000
 09-32-212-015-0000

PROPERTY ADDRESS: 6810 MANNHEIM ROAD, ROSEMONT, ILLINOIS 60018