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00510-Prospective

Doc# 1710955214 Fee \$33.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/19/2017 02:01 PM PG: 1 OF 5

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Northbrook Patricia, LLC
c/o Illinois Corporation Service C
Registered Agent
801 Adlai Stevenson Drive
Springfield, Illinois 62703

VIA CERTIFIED MAIL R/R
Northbrook Petula, LLC
c/o Illinois Corporation Service C
Registered Agent
801 Adlai Stevenson Drive
Springfield, Illinois 62703

VIA CERTIFIED MAIL R/R
Janss Northbrook, LLC
c/o Paracorp Incorporated, Reg. Agent
1 W. Old State Capitol Plaza, # 805
Springfield, Illinois 62701

VIA CERTIFIED MAIL R/R
Makena Village Square, LLC
c/o Paracorp Incorporated, Reg. Agent
1 W. Old State Capitol Plaza, # 805
Springfield, Illinois 62701

VIA CERTIFIED MAIL R/R
Gallant Construction Company, Inc.
c/o John T. Roselli, Reg. Agent
440 West Randolph St. Suite 500
Chicago, IL 60606

VIA CERTIFIED MAIL R/R
Northbrook PLIC, LLC
c/o Illinois Corporation Service C
Registered Agent
801 Adlai Stevenson Drive
Springfield, Illinois 62703

VIA CERTIFIED MAIL R/R
Northbrook CDEC, LLC
c/o Illinois Corporation Service C
Registered Agent
801 Adlai Stevenson Drive
Springfield, Illinois 62703

VIA CERTIFIED MAIL R/R
Gardena Northbrook, LLC
c/o Stuart Rubin, Manager
901 Wilshire Blvd. Suite 260
Beverly Hills, CA 90210

VIA CERTIFIED MAIL R/R
SCCA Store Holdings, Inc.
c/o Illinois Corporation Service C
801 Adlai Stevenson Drive
Springfield, Illinois 62703

VIA CERTIFIED MAIL R/R
Bear Sterns Commercial Mortgage, Inc.
c/o Commercial Lending
245 Park Ave
New York, NY 10167

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VIA CERTIFIED MAIL R/R

Northbrook Sub, LLC
c/o Illinois Corporation Service C
801 Adlai Stevenson Drive
Springfield, Illinois 62703

VIA CERTIFIED MAIL R/R

Northbrook VNBP, LLC
c/o Illinois Corporation Service C
801 Adlai Stevenson Drive
Springfield, Illinois 62703

VIA CERTIFIED MAIL R/R

Petsmart, Inc.
c/o CT Corporation System, Reg. Agent
208 S. LaSalle St, Suite 814
Chicago, Illinois 60604

THE CLAIMANT, **Prospective Plumbing, Corp.**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Northbrook Patrician, LLC**, owner, **Northbrook Petula, LLC**, owner, **Northbrook PLIC, LLC**, owner, **Northbrook CDEC, LLC**, owner, **James Northbrook, LLC**, owner, **Gardena Northbrook, LLC**, owner, **Makena Village Square, LLC**, owner, **SCCA Store Holdings, Inc.**, owner, **Northbrook VNBP, LLC**, owner, **Northbrook Sub, LLC**, owner, **Petsmart, Inc.**, tenant (collectively the "Owners"), **Gallant Construction Company, Inc.**, contractor, **Bear Sterns Commercial Mortgage, Inc.**, mortgagee, 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, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Exhibit A.

P.I.N.s: 04-02-204-001-0000; 04-02-204-002-0000; 04-02-204-003-0000
04-02-204-004-0000; 04-02-204-005-0000

which property is commonly known as 291 Skokie Blvd, Northbrook, Illinois, 60062.

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2. On information and belief, the **Owners** contracted with **Gallant Construction Company, Inc.** for certain improvements to said premises.

3. Subsequent thereto, **Gallant Construction Company, Inc.** entered into an agreement with the Claimant to furnish and install new plumbing systems at said premises.

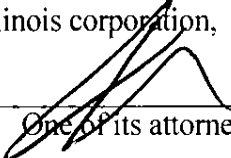
4. The Claimant completed its work under its subcontract on March 2, 2017, which entailed the delivery of said labor and materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Eighteen Thousand Seven Hundred Ninety-Eight and 58/100 Dollars (\$18,798.58)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

6. 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 **Eighteen Thousand Seven Hundred Ninety-Eight and 58/100 Dollars (\$18,798.58)** plus interest.

Dated: April 14, 2017

PROSPECTIVE PLUMBING, CORP.,
an Illinois corporation,

By: 
One of its attorneys

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

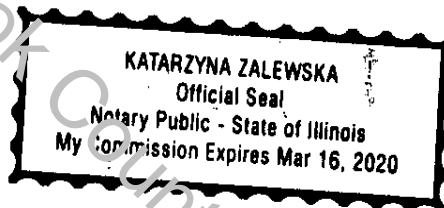
Mark B. Grzymala
GRZYMALA LAW OFFICES, P.C.
10024 Skokie Blvd, Suite 206
Skokie, Illinois 60077
p: 847.920.7286
e: mark@grzymalalaw.com

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VERIFICATION

The undersigned, Marek Zalewski, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **Prospective Plumbing, Corp.**, 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.

SUBSCRIBED AND SWORN to
before me this 14 day
of April, 2017.



[Signature]
Notary Public

County Clerk's Office

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Legal Description

PARCEL 1: LOTS 1, 2, 3, 4 AND 5 IN THE VILLAGE SQUARE OF NORTHBROOK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 1996 AS DOCUMENT NO. 96595835, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 HEREOF FOR THE PURPOSES STATED IN THAT CERTAIN EASEMENT GRANT MADE AND ENTERED INTO BY AND AMONG THE VILLAGE OF NORTHBROOK, AN ILLINOIS MUNICIPAL CORPORATION, CRIX TMK NORTHBROOK VENTURE, AN ILLINOIS GENERAL PARTNERSHIP, THEIR HEIRS, SUCCESSORS AND ASSIGNS, DATED AUGUST 8, 1996 AND RECORDED AUGUST 13, 1996 AS DOCUMENT NO. 96620329, UPON AND SUBJECT TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

