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Doc#: 1719246042 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/11/2017 10:04 AM Pg: 1 of 6

STATE OF OHIO
COUNTY OF FRANKLIN

SUBCONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE
RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, Lisa Westhoven, of Sunbelt Rentals, Inc., hereby files a claim for Mechanics Lien against DEUFEL CONSTRUCTION SERVICES, 2351 VISTA PKWY, UNIT 500, WEST PALM BEACH, FL 33411 (hereinafter referred to as "Contractor") and HC CHICAGO LLC, 1000 E WOODFIELD RD #242, SCHAMBURG, IL 60173 (hereinafter referred to as "Owner"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

1939 N MEACHAM RD SCHAMBURG Illinois, 60173 4333; SEE ATTACHED 'EXHIBIT A'; FURTHER DESCRIBED IN DOCUMENT NO. 1712849001, ACCORDING TO THE PUBLIC RECORDS RECORDED IN COOK COUNTY, ILLINOIS; PROPERTY PARCEL ID # 07-12-101-024-0000, 07-01-101-007-0000, 07-12-101-022-0000, 2452073

1. As of the date of this document, Owner (owns) the following described land in the County of COOK, State of Illinois, to wit:
Commonly known as 1939 N MEACHAM RD, and hereinafter together with all improvements referred to as the "premises";
2. On information and belief, on or about June 15, 2016, Owner, Owner's Tenant or one knowingly permitted by the Owner to do so entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of repairs, alterations and improvements to and for the benefit of the premises;
3. On June 15, 2016, Lien claimant furnished labor, materials and/or equipment to J DEUFEL CONSTRUCTION SERVICES in the amount of \$23,385.64 for said improvement;
4. At the special instance and request of Contractor, lien claimant furnished extra and additional materials to and extra and additional labor for said premises in the amount of \$0.00;
5. On June 13, 2017, lien claimant substantially completed (all required by said contract extras to be done) (delivery of materials to the value of \$23,385.64) (labor to the value of \$0.00) (labor, materials and work to the value of \$23,385.64) [except that from time to time thereafter lien claimant has, at the request of {Owner} [and] {Contractor}, returned to the premises to perform certain completion work, the last occasion being on or about 06/13/17,
6. Owner, or the agent, architect or superintendent of Owner (cannot, upon reasonable diligence, be found in said County) (do not reside in said County);

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EXHIBIT A

Lot 1 in the Resubdivision of Lots 1 and 2 in WALDEN INTERNATIONAL, being a Subdivision of part of Fractional Section 1 and part of the North ½ of Section 12, in Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat of Resubdivision recorded October 6, 1982 as Document No. 26374113, (less and except that part taken through Condemnation Case 89L50751 and except that part of the land conveyed to the Village of Schaumburg falling in Meacham Road, described as follows: commencing at the intersection of the North line of said Lot 1 with the Easterly right of way line of Meacham Road according to final judgment order condemnation case number 89L50751 filed November 14, 1995 in the Circuit Court of Cook County, Illinois; thence on an assumed bearing of North 89 degrees 39 minutes 31 seconds East along the North line of said Lot 1, a distance of 4.57 feet; thence Southerly, 597.15 feet along a curve to the right having a radius of 13713.33 feet, the chord of said curve bears South 4 degrees 40 minutes 29 seconds West, 597.10 feet to the Southerly line of said Lot 1; thence South 69 degrees 50 minutes 30 seconds West along the Southerly line of said Lot 1, a distance of 4.27 feet to the Easterly right of way line of Meacham Road according to final judgment order condemnation case number 89L50751; thence North 5 degrees 12 minutes 24 seconds East along the said Easterly right of way line of Meacham Road, a distance of 127.51 feet (127.49 feet, recorded); thence Northerly 471.03 feet (470.97 feet, recorded) along the said Easterly right of way line of Meacham Road on a curve to the left having a radius of 11529.16 feet, the chord of said curve bears North 4 degrees 26 minutes 52 seconds East, 471.00 feet (470.93 feet, recorded) to the point of beginning) in Cook County, Illinois.

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7. On information and belief, the labor, materials, supplies, equipment and services for said work, and in the improvement of the aforementioned premises performed and supplied by lien claimant was done with the knowledge and consent of the Owner of the beneficial interest in the above named Trust holding record title to the premises;

8. Contractor is entitled to credits on account thereof as follows: Leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of \$23,385.64 for which, with interest, lien claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner;

9. Notice has been duly given to Owner, and persons otherwise interested in the above described real estate, as to the status of the undersigned as subcontractor as provided by The Mechanics Lien Act (Ill. Rev. Stat. ch. 82, § 5 and 24 (1991); 770 ILCS 60.5 and 60/24 (1992).

By: 
Lisa Westhoven, Agent

This instrument prepared and returned to:
Lisa Westhoven
Sunbelt Rentals, Inc.
1275 W Mound St, Columbus, Ohio 43223

The foregoing instrument was acknowledged before me this 10 day of July, 2017, by Lisa Westhoven, agent for Sunbelt Rentals, Inc., who is personally known to me or who has produced _____ as identification, and who did/did not take an oath.

Kimberly R. Casto
NOTARY PUBLIC STATE OF OHIO
My commission expires: 01/31/21



KIMBERLY R. CASTO
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
January 31, 2021

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SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

**CERTIFIED MAIL, RETURN RECEIPT REQUESTED
RESTRICTED DELIVERY**

To:

9214890107899960476320
HC CHICAGO LLC
1000 E WOODFIELD RD #242
SCIAUMEUR J IL 60173

9214890107899960476321
J DEUFEL CONSTRUCTION SERVICES
2351 VISTA PKWY, UNIT 500
WEST PALM BEACH, FL 33411

The following notice is given pursuant to the requirements of the Illinois Mechanics Lien Act. You are hereby notified that Claimant, Sunbelt Rentals, Inc., 1275 W Mound St, Columbus, Ohio 43223, has been employed by J DEUFEL CONSTRUCTION SERVICES, to furnish material and labor relating to JOB SITE, for and in said Improvement under said Original Contractor's contract with you at your property commonly known as 1939 N MEACHAM RD, and more fully described as follows:

1939 N MEACHAM RD SCIAUMBURG Illinois, 61173 4333; L1 Walden International Resubd S1 & N1/2 S12 T41m R110s; ACCORDING TO THE PUBLIC RECORDS RECORDED IN COOK COUNTY, ILLINOIS; PROPERTY PARCEL ID # 07-12-101-024-0000, 07-12-101-024-0000, 07-01-101-007-0000, 07-12-101-022-0000; 2452072

and the amount due the Claimant less all amounts paid to date is: \$23,200.00

The undersigned claims a lien thereof against your interest in the above described property and also against the money due from you to the Original Contractor. Pursuant to the Illinois Mechanics Lien Act the undersigned will file its subcontractor's claim for lien unless the aforesaid sum shall be paid within 10 days of this Notice.

To the extent permitted by law, all waivers of lien heretofore given by Claimant in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this Notice.

This 2nd day of June, 2017

Sunbelt Rentals, Inc.
1275 W Mound St, Columbus, Ohio 43223
800-508-4356

By 
Lisa Westhoven, Agent

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EXHIBIT A

Lot 1 in the Resubdivision of Lots 1 and 2 in WALDEN INTERNATIONAL, being a Subdivision of part of Fractional Section 1 and part of the North $\frac{1}{2}$ of Section 12, in Township 41 North, Range 10, East of the Third Principal Meridian, according to the plat of Resubdivision recorded October 6, 1982 as Document No. 26374113, (less and except that part taken through Condemnation Case 89L50751 and except that part of the land conveyed to the Village of Schaumburg falling in Meacham Road, described as follows: commencing at the intersection of the North line of said Lot 1 with the Easterly right of way line of Meacham Road according to final judgment order condemnation case number 89L50751 filed November 14, 1995 in the Circuit Court of Cook County, Illinois; thence on an assumed bearing of North 89 degrees 39 minutes 31 seconds East along the North line of said Lot 1, a distance of 4.57 feet; thence Southerly 597.15 feet along a curve to the right having a radius of 13713.33 feet, the chord of said curve bears South 4 degrees 40 minutes 29 seconds West, 597.10 feet to the Southerly line of said Lot 1; thence South 69 degrees 50 minutes 30 seconds West along the Southerly line of said Lot 1, a distance of 4.27 feet to the Easterly right of way line of Meacham Road according to final judgment order condemnation case number 89L50751; thence North 5 degrees 12 minutes 24 seconds East along the said Easterly right of way line of Meacham Road, a distance of 127.51 feet (127.49 feet, recorded); thence Northerly 471.03 feet (470.97 feet, recorded) along the said Easterly right of way line of Meacham Road on a curve to the left having a radius of 11529.16 feet, the chord of said curve bears North 4 degrees 26 minutes 52 seconds East, 471.00 feet (470.93 feet, recorded) to the point of beginning) in Cook County, Illinois.


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COUNTY OF FRANKLIN

AFFIDAVIT

Lisa Westhoven, being first duly sworn, on oath deposes and says that he is an Agent of Sunbelt Rentals, Inc., and that he has read the foregoing Notice of Intention to File Mechanics Lien and knows the contents thereof; and that all of the statements therein are true.

By: 
Lisa Westhoven, Agent

Subscribed and sworn to before me
this 26 day of June, 2017


Notary Public State of OHIO
My Commission Expires: 01.31.21



KIMBERLY R. CASTO

NOTARY PUBLIC
STATE OF OHIO

My Commission Expires
January 31, 2021

This instrument prepared and returned to:
Lisa Westhoven
Sunbelt Rentals, Inc.
1275 W Mound St, Columbus, Ohio 43223
800-508-4756

Franklin County Clerk's Office