

UNOFFICIAL COPY

00619

Doc#. 1721915031 Fee: \$44.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/07/2017 09:28 AM Pg: 1 of 6

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Lakewood Partners, LLC
c/o James R. Pittacora, Reg. Agent
223 West Jackson, #620
Chicago, IL 60606

VIA CERTIFIED MAIL R/R
Mack Developers Inc.
c/o James R. Pittacora, Reg. Agent
223 West Jackson, #620
Chicago, IL 60606

VIA CERTIFIED MAIL R/R
Pan American Bank & Trust
c/o Commercial Lending
1440 West North Ave
Melrose Park, IL 60160

THE CLAIMANT, **Kelly Plastering Co.** claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Lakewood Partners, LLC**, owner (the "Owner"), **Mack Developers Inc.**, general contractor, **Pan American Bank & Trust**, 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, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Exhibit A

P.I.N.s: 31-33-200-037-0000, 31-33-200-041-0000, 31-33-200-039-8001
31-33-200-038-0000, 31-33-200-040-0000, 31-33-200-041-8001

UNOFFICIAL COPY

31-33-200-041-8002, 31-33-200-041-8003, 31-33-200-041-8004
31-33-200-041-8005, 31-33-200-041-8006, 31-33-200-041-8007
31-33-200-041-8008, 31-33-200-039-0000

which property is commonly known as Lakewood Plaza, 5091-5105 Sauk Trail, Richton Park, Illinois 60471.

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

3. Subsequent thereto **Mack Developers Inc.** entered into a subcontract agreement with the **Claimant** to furnish and install exterior insulation finish system at said premises.

4. The **Claimant** completed its work under its subcontract on May 15, 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 **Thirty-Nine Thousand Four Hundred and 00/100 Dollars (\$39,400.00)** 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,

UNOFFICIAL COPY

in the amount of **Thirty-Nine Thousand Four Hundred and 00/100 Dollars (\$39,400.00)** plus interest.

Dated: August 2, 2017

KELLY PLASTERING CO.,
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
(847) 920-7286

Property of Cook County Clerk's Office

UNOFFICIAL COPY

VERIFICATION

The undersigned, Marguerite M. Wilson being first duly sworn, on oath deposes and states that s/he is an authorized representative of Kelly Plastering Co., 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.

Marguerite M. Wilson

SUBSCRIBED AND SWORN to
before me this 2 day
of August 2017

Kristen M. Camp
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

D. Legal Description

LOT 1 IN LAKEWOOD PLAZA RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF LOTS 2 AND 4 IN LAKEWOOD PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2014 AS DOCUMENT 1401034030, IN COOK COUNTY, ILLINOIS. CERTIFICATE OF CORRECTION RECORDED APRIL 22, 2016 AS DOCUMENT NUMBER 1611329010.

AND

LOT 2 IN LAKEWOOD PLAZA RESUBDIVISION NO. 1, BEING A RESUBDIVISION OF LOTS 2 AND 4 IN LAKEWOOD PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2014 AS DOCUMENT 1401034030, IN COOK COUNTY, ILLINOIS. CERTIFICATE OF CORRECTION RECORDED APRIL 22, 2016 AS DOCUMENT NUMBER 1611329010.

AND

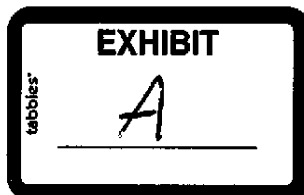
LOT 5 IN LAKEWOOD PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 2011 AS DOCUMENT NUMBER 1111622015, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

BORROWER NAME AND ADDRESS:
N/A

PERMANENT REAL ESTATE INDEX NUMBER:
SEE BELOW

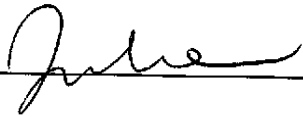
SSCLEGAL 9/11 wlp



UNOFFICIAL COPY

CERTIFICATE OF SERVICE

I, Iwona Jucha, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanics Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, certified mail, return receipt requested, and causing it to be deposited on this 3rd day of August 2017 before 5:00 p.m.



File: 00619