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Doc#: 1806008136 Fee: \$42.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/01/2018 10:31 AM Pg: 1 of 4

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Burlington Coat Factory Realty of River
Oaks, Inc.
c/o Illinois Corporation Service C, Reg.
Agent
801 Adlai Stevenson Drive
Springfield, IL 62703

VIA CERTIFIED MAIL R/R
Petore Associates, Inc., d/b/a Petore
Construction
c/o Registered Agents, Inc., Reg. Agent
1900 E. Golf Road, Suite 950A
Schaumburg, IL 60173

VIA CERTIFIED MAIL R/R
JP Morgan Chase Bank, NA
c/o Commercial Lending
600 N Dearborn St.
Chicago, IL 60654

THE CLAIMANT, **MGD Electric, Inc.**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Burlington Coat Factory Realty of River Oaks, Inc.**, owner, ("Owner"), **Petore Associates, Inc.**, d/b/a **Petore Construction**, general contractor, **JP Morgan Chase Bank, NA**, 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: Exhibit A

P.I.N.s: 30-19-300-012-0000; 30-19-300-013-0000; and 30-19-300-039-0000

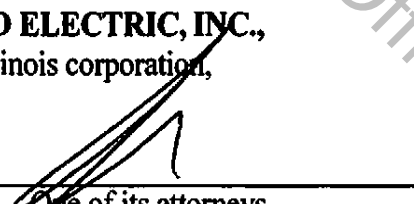
which property is commonly known as Burlington Store, 16895 S. Torrance Road., Lansing, Illinois.

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2. On information and belief, the **Owner** contracted with **Petore Associates, Inc., d/b/a Petore Construction** for certain improvements to said premises.
3. Subsequent thereto, **Petore Associates, Inc., d/b/a Petore Construction** entered into an agreement with the Claimant to perform electrical work at said premises.
4. The Claimant completed its work under its subcontract on November 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 **Eleven Thousand Two Hundred Forty and 00/100 Dollars (\$11,240.00)** 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, in the amount of **Eleven Thousand Two Hundred Forty and 00/100 Dollars (\$11,240.00)** plus interest.

Dated: March 1st, 2018

MGD ELECTRIC, INC.,
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, Dariusz Gancarz - Prut being first duly sworn, on oath deposes and states that s/he is an authorized representative of MGD ELECTRIC, INC., 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.

Dariusz Gancarz - Prut

SUBSCRIBED AND SWORN to
before me this 1st day
of March 2018.

[Signature]
Notary Public



Property of Cook County Clerk's Office



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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

ORDER NO.: 1408 H25410415 HE

D. Legal Description

PARCEL 1:

LOT 1 AND THE SOUTHWESTERLY 1.04 FEET OF LOT 2 IN THE LANDINGS PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THAT PART OF OUTLOT A IN THE LANDINGS PLANNED UNIT DEVELOPMENT BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 AFORESAID, THENCE SOUTH 25 DEGREES 14 MINUTES 34 SECONDS WEST ON THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 50 FEET; THENCE NORTH 64 DEGREES 45 MINUTES 26 SECONDS WEST A DISTANCE OF 93 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 34 SECONDS WEST A DISTANCE OF 82.32 FEET; THENCE NORTH 37 DEGREES 48 MINUTES 25 SECONDS WEST A DISTANCE OF 5.61 FEET TO AN ANGLE POINT ON SAID LOT 1; THENCE NORTH 25 DEGREES 14 MINUTES 34 SECONDS EAST ON A LINE OF SAID LOT 1, A DISTANCE OF 129.78 FEET TO AN ANGLE POINT OF SAID LOT 1; THENCE SOUTH 64 DEGREES 45 MINUTES 26 SECONDS EAST ON A LINE OF SAID LOT 1, A DISTANCE OF 98 FEET TO THE POINT OF BEGINNING.

ALSO

THAT PART OF OUTLOT A IN THE LANDINGS PLANNED UNIT DEVELOPMENT BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 AFORESAID, THENCE NORTH 64 DEGREES 45 MINUTES 26 SECONDS WEST ON THE NORTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 1 A DISTANCE OF 7 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 34 SECONDS WEST A DISTANCE OF 180 FEET TO A POINT ON A LINE OF SAID LOT 1; THENCE SOUTH 64 DEGREES 45 MINUTES 26 SECONDS EAST ON A LINE OF SAID LOT 1 A DISTANCE OF 7 FEET TO AN ANGLE POINT OF SAID LOT 1; THENCE NORTH 25 DEGREES 14 MINUTES 34 SECONDS EAST ON A LINE OF SAID LOT 1, A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE PURPOSE OF PARKING, INGRESS AND EGRESS AS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING COVENANTS RECORDED AUGUST 16, 1985 AS DOCUMENT 85149087 AND AS CREATED BY DEED RECORDED OCTOBER 15, 1985 AS DOCUMENT 85235391 AND AMENDED BY FIRST AMENDMENT TO SAID DECLARATION RECORDED AS DOCUMENT 85329731 OVER AND ACROSS COMMON AREA AS SUCH IS DEFINED AND LIMITED THEREIN.



BORROWER NAME AND ADDRESS:
N/A

PERMANENT REAL ESTATE INDEX NUMBER:
SEE BELOW