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Doc#: 1807157076 Fee: \$43.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/12/2018 12:39 PM Pg: 1 of 5

00749

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
ECBC Investments LLC
c/o Ernie Carpenter, Reg. Agent
500 W. Goldfield Avenue, Apt. 43
Yerington, NV 89447

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
Burlington Coat Factory of Illinois, LLC
c/o Illinois Corporation Service C, Reg.
Agent
801 Adlai Stevenson Dr.
Springfield, IL 62703

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: **ECBC Investments LLC**, owner, **Burlington Coat Factory of Illinois, LLC**, tenant. (collectively the "Owners"), **Petore Associates, Inc., d/b/a Petore Construction**, general contractor, 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: Exhibit A

P.I.N.s: 12-33-301-031-0000; 12-33-301-032-0000; and 12-33-301-033-0000

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which property is commonly known as Burlington Coat Factory, 2031 Mannheim Road, Melrose Park, Illinois.

2. On information and belief, the **Owners** 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 December 6, 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 **Fifty-Four Thousand One Hundred Three and 75/100 Dollars (\$54,103.75)** 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 **Owners**, 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,

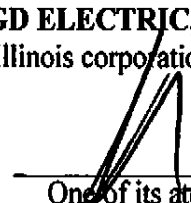
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in the amount of **Fifty-Four Thousand One Hundred Three and 75/100 Dollars (\$54,103.75)**

plus interest.

Dated: March 5, 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

Property of Cook County Clerk's Office

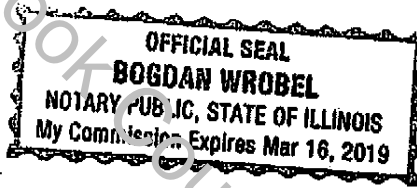
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VERIFICATION

The undersigned, Dawn Gawron-Patt, 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.

Dawn Gawron-Patt

SUBSCRIBED AND SWORN to
before me this 5 day
of March 2018.



Bogdan Wrobel
Notary Public

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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

ORDER NO.: 1408 H25410417 HE

D. Legal Description

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN K & M-VENTURE RESUBDIVISION OF LOTS 1 AND 2 IN MANNHEIM-NORTH COMMERCIAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED DECEMBER 9, 1985 AS DOCUMENT 85316183; THENCE SOUTH 01 DEGREE 58' 05" EAST ALONG THE WEST LINE OF LOT 2 AFORESAID 500.75 FEET; THENCE NORTH 88 DEGREES 0' 55" EAST 125.00 FEET; THENCE SOUTH 01 DEGREE 58' 05" EAST 100.00 FEET; THENCE SOUTH 85 DEGREES 01' 55" WEST 125.00 FEET TO THE WEST LINE OF SAID LOT 2; THENCE NORTH 01 DEGREE 58' 05" WEST ALONG THE WEST LINE OF LOT 2 AFORESAID 100.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE MUTUAL AND RECIPROCAL EASEMENTS AS CREATED, LIMITED AND DEFINED IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT DATED DECEMBER 9, 1985 AND RECORDED DECEMBER 9, 1985 AS DOCUMENT NUMBER 85316185 AND AMENDED BY 92981425 INCLUDING INGRESS AND EGRESS PASSAGE OF VEHICLES AND PEDESTRIAN, PARKING, UTILITY FACILITIES, CONSTRUCTION, BUILDING ELEMENT AND ROOF FLASHING ENCROACHMENTS, COMMON AREA IMPROVEMENTS AND EXTERIOR LIGHTS IN THOSE LOCATIONS SPECIFIED IN SAID AGREEMENT AND IN THAT CERTAIN JOINT IMPROVEMENT AGREEMENT DATED DECEMBER 9, 1985, BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769 AND THE MAY DEPARTMENT STORES COMPANY IN, OVER, UPON AND UNDER THE AREAS AS DEFINED AND DESCRIBED IN SAID INSTRUMENT AS ASSIGNED TO KRC MELROSE PARK 888, INC., BY ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT BY METROPOLITAN LIFE INSURANCE COMPANY, DATED JULY 1, 1998 AND RECORDED JULY 13, 1998 AS DOCUMENT 98602259

PARCEL 3:

EASEMENT FOR THE EXISTENCE, USE, MAINTENANCE, REPAIR, REMOVAL, AND REPLACEMENT OF BUILDING IMPROVEMENTS IN SAID EASEMENT AREAS MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 11, 1985 AND KNOWN AS TRUST NUMBER 65769, THE MAY DEPARTMENT STORES COMPANY, AND FIRST WISCONSIN NATIONAL BANK OF MILWAUKEE, RECORDED AS DOCUMENT NUMBER 87264729.



BORROWER NAME AND ADDRESS:
N/A

PERMANENT REAL ESTATE INDEX NUMBER:
SEE BELOW