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1807429040

Doc# 1807429040 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/15/2018 10:46 AM PG: 1 OF 4

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

The claimant, Century Glass, Inc., of 1315 Howard Street, Elk Grove Village, Illinois 60007, hereby files its Notice and Claim for Lien against Petore Associates, Inc. d/b/a Petore Construction, of 1518 Highway 138, Wall, NJ 07719 (contractor) and Burlington Coat Factory Realty of River Oaks, Inc., of 1830 Route 130 North, Burlington NJ 08016 and Illinois Corporation Service C, registered agent, 801 Adlai Stevenson Drive, Springfield, IL 62703 (owner), hereinafter referred to as the "Owner", and Burlington Coat Factory, of 1830 Route 130 North, Burlington, NJ 08016 and JP Morgan Chase Bank, N.A., of 270 Park Avenue, New York, NY 10017; Tuscan Construction, Inc., Colleen M. Loftus, registered agent, 646 Busse Highway, Park Ridge, IL 60068, and any person claiming to be interested in the real estate described herein, and states:

1. That at all relevant times, Burlington Coat Factory Realty of River Oaks, Inc., owned the following described land in the County of Cook, State of Illinois, to wit:

See Exhibit A attached hereto.

Commonly known as 16895 Torrence Avenue, Lansing, IL 60438 and Petore Associates, Inc. d/b/a Petore Construction, at all relevant times, was the Owner's general contractor or the general contractor for the authorized agent of the Owner for the improvement thereof.

Address of premises: 16895 Torrence Avenue, Lansing, IL 60438.

P.I.N.S: 30-19-300-012-0000
30-19-300-013-0000
30-19-300-039-0000

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2. That Petore Associates, Inc. d/b/a Petore Construction (contractor) made a contract with the Owner or the authorized agent of the Owner and on or about May 24, 2017 Petore Associates, Inc. d/b/a Petore Construction made a contract with the Claimant to provide for glass products and the installation of said glass products and related supplies for the improvement of the above-described property for the sum of \$3,640.00
3. The Claimant completed all that was required by the contract on September 29, 2017.
4. On September 29, 2017, Claimant completed all that was required under the contract, and as of that date Claimant has supplied labor, services, and materials for and to the premises with a value of \$3,640.00.
5. Petore Associates, Inc. d/b/a Petore Construction is not entitled to any credits, leaving due, unpaid, and owing to the Claimant, the sum of \$3,640.00, for which, with interest, the Claimant claims a lien on said land and improvements and on the money or other consideration due or to become due from the Owners against all persons interested.

Dated: MARCH 5, 2018

Century Glass, Inc.

By: [Signature]

Its: PRESIDENT

State of Cook }
 }
 County of Illinois }

The affiant, Lawrence Wittenberg, II, being first duly sworn upon oath deposes and states that he is the President of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Lien and knows the contents thereof, and that all statements herein are true and correct to the best of affiant's knowledge and belief. Affiant further certifies that on 3/8, 2018 he served this Subcontractor's Notice and Claim for Lien upon the following, via certified mail, return receipt requested, restricted to the addressee only, at the following addresses.

Burlington Coat Factory Realty of River Oaks, Inc.

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1830 Route 130 North
Burlington, NJ 08016

Burlington Coat Factory Realty of River Oaks, Inc.
Illinois Corporation Service C
801 Adlai Stevenson Drive
Springfield, IL 62703

Petore Associates, Inc.
d/b/a Petore Construction
1518 Highway 138
Wall, NJ 07719 *07719*

Burlington Coat Factory
1830 Route 130 North
Burlington, NJ 08016

JP Morgan Chase Bank, N.A.
270 Park Avenue
New York, NY 10017

Tuscany Construction, Inc.
Colleen M. Loftus, Registered Agent
646 Busse Highway
Park Ridge, IL 60068

Tenants
16895 Torrence Avenue
Lansing, IL 60438

Marc Price

Subscribed and sworn before me
On this ~~5th~~ day of March 2018
SH
MP



Document prepared and mail to:

Mages & Price
1110 W. Lake Cook Road, Suite 385
Buffalo Grove, Illinois 60089
(847) 405-7600

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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 Quarter 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 Southeasterly 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 50.0 feet; thence North 64 Degrees 45 Minutes 26 Seconds West a distance of 93.0 feet; thence South 25 Degrees 14 Minutes 34 Seconds West a distance of 32.32 feet; thence North 37 Degrees 48 Minutes 25 Seconds West a distance of 5.61 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 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 98.0 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 7.0 feet; thence South 25 Degrees 14 Minutes 34 Seconds West a distance of 180.0 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 7.0 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 180.0 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 No. 85,149,087 and as created by deed from Amalgamated Trust & Savings Bank, as Trustee under Trust Agreement dated June 21, 1984 and known as Trust No. 4951 to Homeowners Warehouse, Inc., recorded October 15, 1985 as Document No. 85,235,391 as amended by First Amendment to said Declaration, recorded December 18, 1985 as Document No. 85,329,731 over and across "Common Area" as such is defined and limited therein.

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