

# UNOFFICIAL COPY

Doc#: 1905047030 Fee: \$42.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/19/2019 10:02 AM Pg: 1 of 4

Prepared by:  
Michele Scholtes  
Timm Electric Inc.  
17832 Mills Road  
Joliet, Illinois 60433

Please Return To:  
Timm Electric Inc.:  
c/o Mail Center  
9450 SW Gemini Dr #7790  
Beaverton, Oregon 97008-7105

SPACE ABOVE FOR RECORDER'S USE  
Reference ID 2160398

## SUBCONTRACTOR'S CLAIM OF LIEN

In the Office of the Recorder of Deeds  
County of Cook County, State of Illinois

**Claimant:**

Timm Electric Inc.  
17832 Mills Road  
Joliet, Illinois 60433

**Hiring Party:**

Joseph R. Rizza  
8130 W. 159th Street  
Orland Park, Illinois 60462

**Property Owner:**

Joseph R. Rizza as Trustee of the Joseph R.  
Rizza Declaration of Trust dated 11/20/1991  
8130 W. 159th Street  
Orland Park, Illinois 60462  
8100 WEST LLC  
8100 W 159TH ST  
Orland Park, IL 60462-4939

**Prime Contractor:**

Remsing Construction  
3119 State Rte 31  
Crystal Lake, Illinois 60012

**Property P.I.N. Number:** 27-14-402-022-0000

**IMPORTANT INFORMATION ON FOLLOWING PAGE**

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The Claimant furnished labor, materials, services, tools and/or equipment of the following general description at the Property ("**Services**"): Complete electrical installation for a Porsche Auto Dealership.

The Contract:

**Amount Due and Claimed:**

After deducting just offsets and credits, and accounting for all change orders, the amount demanded in this lien by the **CLAIMANT** is:

Type of Contract	Written	
Date of Contract	September 28, 2017	<b>\$97,649.66</b>
Last Furnishing Date	December 19, 2018	
Total Contract Amount	\$695,249.66	

**Property:**

The real property upon which the Project is constructed is the following described parcel(s) of land, and includes any and all structures and improvements located thereon, to which are to be charged with this Lien (the "**Subject Property**"):

**Address:** 8130 West 159th Street, Orland Park, Illinois 60462

**County:** Cook County

**Legally Described As:** Please see attached for full legal property description

**THE UNDERSIGNED LIEN CLAIMANT**, above-identified as the **CLAIMANT**, hereby files a claim for a Mechanics Lien against the above-identified **PROPERTY OWNER**, and all other parties having or claiming an interest in the real estate above-identified as the **PROPERTY**; a claim for a Mechanics Lien is further asserted against the above-identified **PRIME CONTRACTOR**.

The **CLAIMANT** asserts that as of the above-indicated date of contract, the **PROPERTY OWNER** owned the property above-described as the **PROPERTY**.

Upon information and belief, the **CLAIMANT** asserts that the **PROPERTY OWNER**, or one knowingly permitted by it to do so, entered into a contract with the **PRIME CONTRACTOR** wherein the **PRIME CONTRACTOR** was to provide labor, materials, equipment, and/or other services for the construction of repairs, alterations and/or improvements upon the **PROPERTY**.

The **CLAIMANT** contracted with the **HIRING PARTY** by entering into the contract above-identified and described as the **CONTRACT**. The contract was such that the **CLAIMANT** would provide the above-described **SERVICES** to the **PROPERTY** for the total cost of the contract, above-identified. The **CLAIMANT** states that it did so provide the above-described **SERVICES**.

**IMPORTANT INFORMATION ON THE FOLLOWING PAGE**

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The **CLAIMANT** last furnished labor and/or materials to the **PROPERTY** on the date above-indicated.


After giving the **PROPERTY OWNER, PRIME CONTRACTOR** and all other interested and relevant parties all just credits, offsets and payments, the balance unpaid, due and owing to the **CLAIMANT** is above-identified as the **AMOUNT OF CLAIM**; for which, with interest, the **CLAIMANT** claims liens on the **PROPERTY** and improvements.

Notice has been provided to the **PROPERTY OWNER**, and persons otherwise interested in the above described **PROPERTY**, as to the status of the undersigned as subcontractor as provided by the Mechanics Lien Act (Ill Rev Stat ch 82 ¶ 5, 24 (1991); 770 ILCS 60/5 and 60/24 (1992)).

**Signature of Claimant, and Verification**

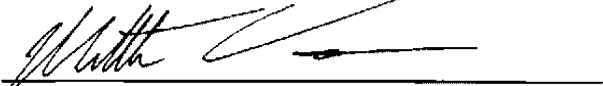
State of Louisiana County of Orleans

I, Justin Gitelman, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the authorized, limited and disclosed agent of the Claimant named herein, appointed for the purposes of filing this Claim of Lien, and that I have read the foregoing Claim of Lien, know the contents thereof, and as an agent appointed by the Claimant to sign the instrument I have been provided and thereby have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.



Claimant, Timm Electric Inc.  
Signed by Authorized and Disclosed Agent  
Print Name: Justin Gitelman  
Dated: February 15, 2019

Sworn to and subscribed before me, undersigned Notary Public in and for the above listed State and County/Parish, on this February 15, 2019, by Justin Gitelman, who is known to me, or satisfactorily proved to me, to be the person whose name is subscribed to this document, and who acknowledged that he/she executed this document in the capacity indicated for the principal named.



Notary Public



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## Legal Description

### Parcel 2:

The South 500 feet, measured perpendicular to the South line thereof, of that part of the South East 1/4 of South East 1/4 of Section 14, Township 36 North, Range 12 East of the Third Principal Meridian, lying Easterly of a line beginning at a point in the South line of said South East 1/4 of the South East 1/4, 66.37 feet East of the Southwest corner thereof, thence extending Northeasterly, 1341.87 feet to a point on the North line of said South East 1/4 of the South East 1/4, 140.80 feet East of the Northwest corner thereof, (excepting therefrom the East 899.50 feet thereof, also excepting therefrom the West 64 feet of the East 963.50 feet of the South 370 feet thereof, also excepting the South 50 feet thereof), in Cook County, Illinois.

Together with a Perpetual non-exclusive easement on, under and across the North Ten (10) feet of the land for the purpose of continuing to maintain, repair and replace (as required) the presently existing parking areas within the land to the extent that they are situated therein as of the date of said instrument and for the purpose of continuing to maintain, repair and replace (as required) the presently existing sprinkler system with the land as contained in Grant of Reciprocal Easement Agreement recorded December 13, 1995 as document 95906586. (Affects Parcel 1)

and

Together with a Perpetual reciprocal easement on, under and across that portion of the land to be occupied by a detention pond, for the joint utilization of the pond and the detention of water resulting from rainfall, as contained in Grant of Reciprocal Easements for Detention Pond recorded October 30, 1995 as document 95738506 made by and between Chicago Title and Trust Company as trustee under trust agreement dated July 29, 1987 and known as trust number 1090249 and U.S. Bank, successor trustee to The Steel City National Bank of Chicago, as trustee under trust agreement dated May 19, 1986 and known as trust number 2865, and the terms, provisions and conditions contained therein. (Affects Parcels 1 and 2)

Property Address:

8130-8150 W. 159<sup>th</sup> Street, Orland Park, IL 60462

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and Parcel 2: 27-14-402-022-0000