

# UNOFFICIAL COPY

Doc#: 1921749233 Fee: \$56.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/05/2019 10:36 AM Pg: 1 of 5

01061

FOR RECORDER'S USE ONLY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R  
Van Pelt Construction Company, Inc.  
c/o Richard Van Pelt  
345 N. Canal Street # 304  
Chicago, IL 60606

VIA CERTIFIED MAIL R/R  
Feph-Highland Park, LLC  
c/o Tom Lowe, Reg. Agent  
205 W. Wacker Drive, Suite 901  
Chicago, IL 60606

VIA CERTIFIED MAIL R/R  
JP Morgan Chase Bank, N.A.  
c/o Jamie Dimon  
10 S. Dearborn St.  
Chicago, IL 60603

THE CLAIMANT, **ARRP Trucking & Hauling, 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: **JP Morgan Chase Bank, N.A.**, owner, **Feph-Highland Park, LLC**, owner; (collectively the "Owners"), **Van Pelt Construction Company, Inc.**, 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: See Exhibit A.

P.I.N.s: 14-18-202-005-0000, 14-18-202-006-0000, 14-18-202-007-0000,  
14-18-202-008-0000 and 14-18-202-024-0000

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which property is commonly known as Chase Bank, 1809 W. Lawrence Avenue, Chicago, Illinois 60640.

2. On information and belief, the **Owners** contracted with **Van Pelt Construction Company, Inc.** for certain improvements to said premises.

3. Subsequent thereto, **Van Pelt Construction Company, Inc.** entered into an agreement with the Claimant to furnish labor and materials related to striping, patching and related work at said premises.

4. The Claimant completed its work under its subcontract on April 7, 2019, 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 **One Thousand Six Hundred and 00/100 Dollars (\$1,600.00)** 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 **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 **Owners** under said contract against said contractor,

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in the amount of **One Thousand Six Hundred and 00/100 Dollars (\$1,600.00)** plus interest.

Dated: August 1, 2019

**ARRP TRUCKING & HAULING, 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  
847.920.7286  
mark@grzymalalaw.com

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## EXHIBIT A

### PROPERTY DESCRIPTION

**Property Address:** Chase Bank  
1809 W. Lawrence Avenue  
Chicago, Illinois 60640

**P.I.N.s:** 14-18-202-005-0000, 14-18-202-006-0000, 14-18-202-007-0000,  
14-18-202-008-0000 and 14-18-202-024-0000

### **Legal Description**

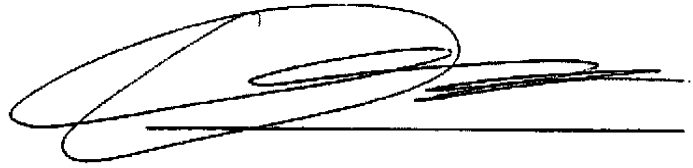
LOTS 1, 2, 3, AND PART OF LOT 4 IN CLARK & ABBOTT'S RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 OF RAVENSWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1890 AS DOCUMENT NUMBER 1307414, TOGETHER WITH PART OF LOT 3 IN BLOCK 1 OF RAVENSWOOD, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH 15.5 FEET OF VACATED NORTH RAVENSWOOD AVENUE RIGHT-OF-WAY LYING IMMEDIATELY EAST OF AND ADJOINING SAID LOT 1 PER DOCUMENT 0521303027, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 28 MINUTES 11 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1 AND NORTH LINE OF VACATED NORTH RAVENSWOOD AVENUE RIGHT-OF-WAY, 54.02 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID 15.5 FEET VACATED NORTH RAVENSWOOD AVENUE RIGHT-OF-WAY, 96.94 FEET; THENCE SOUTH 88 DEGREES 20 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID VACATED RIGHT-OF-WAY, 15.50 FEET TO THE NORTH EAST CORNER OF LOT 3 IN SAID RAVENSWOOD SUBDIVISION; THENCE SOUTH 01 DEGREES 38 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 14.79 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 06 SECONDS WEST, 108.05 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 54 SECONDS EAST, 4.44 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 06 SECONDS WEST, 43.25 FEET; THENCE NORTH 01 DEGREES 39 MINUTES 21 SECONDS WEST, 116.51 FEET TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 88 DEGREES 28 MINUTES 11 SECONDS EAST ALONG THE NORTH LINES OF SAID LOTS 2, 3 AND 4, A DISTANCE OF 112.80 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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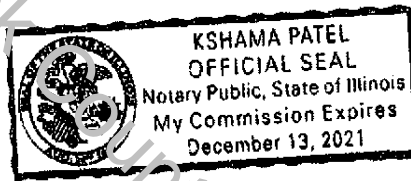
## VERIFICATION

The undersigned, THOMAS POZDOL, being first duly sworn, on oath deposes and states that he is an authorized representative of **ARRP Trucking & Hauling, Inc.**, that he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.



SUBSCRIBED AND SWORN to  
before me this 1st day  
of August 2019.

Kshama Patel  
Notary Public



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