

# UNOFFICIAL COPY



Doc# 2003155137 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2020 12:31 PM PG: 1 OF 3

## Mechanic's Lien

State of Illinois

County of COOK

Notice is hereby given that on March 20, 2019, KR KONSTRUCTION/RON LAVERDURE, of 196 TIMBER RIDGE, LAKE BARRINGTON, Illinois 60010, a Contractor, commenced services at the commercial property/SITE OF L.A. FITNESS located at 5701 W. TOUHY, NILES, in the County of COOK, State of Illinois, more specifically known and legally described as:

see exhibit A/PIN 10-32-203-039-0000

Claimant claims a lien in the amount of \$535,000.00 on the commercial property/SITE OF L.A. FITNESS and the premises or real estate on which it is erected or built, belonging to GW NILES 2E LLC whose address is 2211 N. ELSTON, SUITE 304, CHICAGO, Illinois 60614. For satisfaction of a claim which became due on December 03, 2019, upon completion of services, for a DEMOLITION, EXCAVATION, HAUL TRUCKLOADS OF FILL, ASPHALT PARKING LOT, CONCRETE CURBS

Claimant signed a contract dated March 19, 2019 and was employed or furnished labor, services, equipment and/or materials under an agreement with ANTHONY DIGANCI/DCS MIDWEST, 2211 N. ELSTON, CHICAGO, Illinois, 60614.

Claimant hereby declares that there is now due the balance of \$535,000.00 which respondents neglect and refuse to pay despite requests and demands for payment. For this reason, Claimant is entitled to a lien on the property described herein and the improvements located thereon for the total sum of the lien claimed along with interest on the maturity of the debt as allowable according to Statute in such cases made and provided.

# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

LOTS 2 AND 2A IN THE FINAL PLAT OF RAYMOND HARA FIRST RESUBDIVISION RECORDED AUGUST 23, 2011 AS DOCUMENT 1123534015, A RESUBDIVISION OF LOT 1 IN RAYMOND HARA SUBDIVISION, RECORDED SEPTEMBER 30, 1994 AND RECORDED AS DOCUMENT NUMBER 94847852, BEING A SUBDIVISION OF THE NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF EASEMENTS, COVENANT, CONDITIONS AND RESTRICTIONS DATED DECEMBER 23, 2010 AND RECORDED JANUARY 7, 2011 AS DOCUMENT NUMBER 1100729068 AND AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION DATED AUGUST 26, 2011 AND RECORDED SEPTEMBER 15, 2011 AS DOCUMENT NUMBER 1125846075, MADE BY BRADFORD NILES, LLC FOR THE PURPOSE OF ACCESS, INGRESS, EGRESS, PARKING, UTILITIES AND INSTALLING, MAINTAINING AND USING A PYLON SIGN.

Address: 5701 West Touhy Avenue, Niles, Illinois

PIN: 10-32-203-036-0000 (affects land and other property)

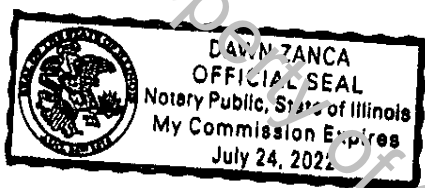
⊗ *Ron Laverdure* **UNOFFICIAL COPY**

KR KONSTRUCTION/RON LAVERDURE  
196 TIMBER RIDGE  
LAKE BARRINGTON, Illinois 60010

Date 1/30/2020

STATE OF ILLINOIS, COUNTY OF COOK, ss:

This Affidavit was acknowledged before me on this 30<sup>th</sup> day of January, 2020 by KR KONSTRUCTION/RON LAVERDURE, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.



Dawn Zanca  
Notary Public

Notary  
Title (and Rank)

My commission expires 7/24/2022

Document Prepared By:

DAWN ZANCA, PARALEGAL  
373 Hickory Dr  
Crystal Lake, Illinois 60014