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EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2020 03:23 PM PG: 1 OF 3

This instrument was prepared by
and after recording should be
mailed to:

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Bazanos Law P.C.
20 N. Clark Street, Suite 3300
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FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

THE CLAIMANT, **ACProducts, Inc.**, a Delaware corporation, 3551 Plano Parkway 200, The Colony, TX 75056, claims a lien against **5th Avenue Construction, Incorporated**, former owner, **Inspired By Design, LLC**, agent of **5th Avenue Construction, Incorporated**, the present owners who acquired the Premises from **5th Avenue Construction, Incorporated**, the lender of the present owners, (collectively "Owners"), and any person claiming an interest in the real estate as hereinafter described by, through, or under the **Owners**, stating as follows:

1. On or about June 15, 2020, **5th Avenue Construction, Incorporated** conveyed the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: LOT 17 IN THE ESTATES OF MONTEFIORI SUBDIVISION,
BEING PART OF THE SOUTHEAST QUARTER OF SECTION
4, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED APRIL 1, 2016 AS DOCUMENT
1609229053, IN COOK COUNTY, ILLINOIS.

P.I.N.: 22-23-210-007-0000

which property is commonly known as 11151 Tuscany Court, Lemont, IL 60439. On information and belief, **5th Avenue Construction, Incorporated** acquired the Premises from **Professional**

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Development Group, LLC on or about December 31, 2019, as the agent for the prior owner **By Design, LLC**.

2. **Inspired By Design, LLC** contracted with Claimant to furnish cabinetry materials for use at said premises.

3. On information and belief **Inspired By Design, LLC** as the **Owners'** agent, entered into the contract and the work was performed with the knowledge and consent of the **Owners**.

4. In the alternative, the **Owners** authorized **Inspired By Design, LLC** to enter into the contract.

5. In the alternative, the **Owners** knowingly permitted **Inspired By Design, LLC** to enter into the contract for the improvement.

6. On or about March 23, 2020, the Claimant completed its work under its contract, which entailed the delivery of said materials, for which the amount of **Seventeen Thousand Two Hundred Ten and 00/100 Dollars (\$17,210.00)** remains unpaid.

7. That, as of this date, there is due, unpaid and owing to the Claimant, after allowing all credits, the sum of which amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate, the sale proceeds, if any held at the title company following the June 15, 2020 sale, and against the interest of the **Owners** and any other party with a claim in the real estate (including all land and improvements thereon) in the amount of **Seventeen Thousand Two Hundred Ten and 00/100 Dollars (\$17,210.00)** plus interest.

ACProducts, Inc., a Delaware corporation

By: _____
its attorney



