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SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#. 2020639177 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/24/2020 12:18 PM Pg: 1 of 3

STATE OF ILLINOIS

COUNTY OF COOK

Battaglia Industries, Inc.,
Claimant

VS

Gateway Fairview, Inc.;
Protein Bar;
Phoenix Builders, Ltd.;
and all other(s) owning or claiming an interest in the hereinafter-described real property,
Defendants

NOTICE AND CLAIM FOR LIEN IN THE AMOUNT OF **\$14,760.00**

THE CLAIMANT, Battaglia Industries, Inc., 406 West Campus Drive, Arlington Heights, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Phoenix Builders, Ltd., a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 1801 Winnetka Circle, Rolling Meadows, Illinois, and against Gateway Fairview, Inc., and Protein Bar, or one doing business as Protein Bar, and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, the said Gateway Fairview, Inc., and Protein Bar and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of, or owned an interest subject to a claim for lien pursuant to the Illinois Mechanics Lien Act in, the following-described real property, to-wit:

See Property Description on Page Three

THAT, on February 20, 2020, Claimant entered into a subcontract with the said Phoenix Builders, Ltd., to perform an electrical installation for the afore-described real property of a value of and for the sum of **\$28,064.00**.

THAT Claimant has provided no additional labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract.

THAT, as of the date of execution of the instant instrument, Claimant's performance pursuant to the said subcontract is ongoing and that the last date on which Claimant heretofore furnished substantial labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract was March 13, 2020.

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PROPERTY DESCRIPTION

THAT PART OF LOT 2 OF ASSESSOR'S DIVISION OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF A LINE DRAWN PARALLEL TO AND 1100 FEET, AS MEASURED ALONG THE WESTERLY LINE AND WESTERLY LINE EXTENDED NORTHWESTERLY OF SAID LOT 2, SOUTH OF THE CENTERLINE OF LAKE-COOK ROAD, IN COOK COUNTY, ILLINOIS;

ALSO DESCRIBED AS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 AND THE CENTERLINE OF WAUKEGAN ROAD; THENCE WEST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, 793.80 FEET, MORE OR LESS TO A POINT ON THE EASTERLY LINE EXTENDED NORTHWESTERLY OF DOWNEY'S COUNTRY HOME ADDITION TO DEERFIELD, A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 42 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHEASTERLY ON THE EASTERLY LINE OF SAID DOWNEY'S COUNTRY HOME ADDITION TO DEERFIELD, 1100 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, 830.09 FEET, MORE OR LESS, TO THE CENTERLINE OF WAUKEGAN ROAD; THENCE NORTHWESTERLY ON THE CENTERLINE OF WAUKEGAN ROAD 1190.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE TRACT OF LAND THE NORTH 50 FEET AND THE EASTERLY 50 FEET THEREOF DEDICATED FOR PUBLIC HIGHWAY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL NUMBER: 04-04-202-026-0000

PROPERTY ADDRESS: 110 SOUTH WAUKEGAN ROAD, DEERFIELD, ILLINOIS 60015

Mail To:

Keith Battaglia
Battaglia Industries, Inc.
406 West Campus Drive
Arlington Heights, Illinois 60004

Prepared By:

Stephen M. Goba
Illinois Document Preparation Co.
601 South Ahrens Avenue
Lombard, Illinois 60148