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**SUBCONTRACTOR'S NOTICE AND
CLAIM FOR MECHANICS LIEN**

Doc#. 2020639178 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 \$2,520.00

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 **\$39,471.00**.

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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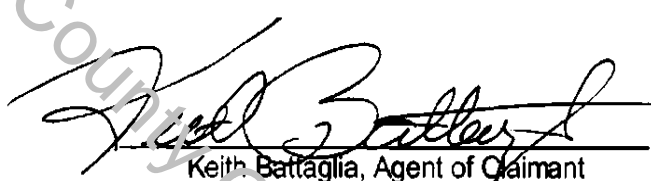
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THAT the value of labor, equipment, fixtures or material required of Claimant pursuant to the said subcontract but to date not provided by Claimant is **\$36,951.00**, for which sum Claimant, solely for purposes of calculating a balance due and claim sum as of the date of execution of, and with respect to, the instant instrument, and reserving and not waiving the right to claim a higher sum in a separate action or with respect to a separate remedy, issues a tentative credit against the subcontract price.

THAT the said Phoenix Builders, Ltd., was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Phoenix Builders, Ltd.'s contract with the said owner(s), or one(s) authorized or knowingly permitted by the said owner(s) to enter into such a contract, to improve the afore-described real property.

THAT neither the said Phoenix Builders, Ltd., nor any other party has made any payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant the balance of **\$2,520.00**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements, including the interest of the said Protein Bar therein, and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or the said Protein Bar, or its (their) agent(s), under the original contract.

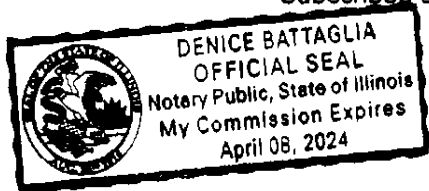

Keith Battaglia, Agent of Claimant

STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

THE AFFIANT, Keith Battaglia, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.


Keith Battaglia, Agent of Claimant

Subscribed and sworn to before me this 16th day of June, 2020.




Notary Public

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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
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406 West Campus Drive
Arlington Heights, Illinois 60004

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