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Doc#: 2026841129 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/24/2020 04:47 PM Pg: 1 of 3

ILLINOIS MECHANIC'S LIEN CLAIM (770 ILCS 60/7)

STATE OF ILLINOIS
COUNTY OF COOK

The claimant, **Kanzler Construction, LLC, P. O. Box 727, Wauconda, IL 60084**, hereby files a claim for lien against **Meacham Grove, LTD, c/o Timothy P. McHugh, Reg. Agt., 360 W. Butterfield Rd #300, Elmhurst, IL 60126 ("Owner")**, **Emerald Inc., c/o Timothy P. McHugh, Reg. Agt., 360 W. Butterfield Rd #300, Elmhurst, IL 60126, Developer/Contracting Entity**, and ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS and states:

That on **March 20, 2020** the owner(s) owned the following described land in the above County, State of Illinois, to wit:

Parcel #'s: 07-36-101-022, 07-36-101-024, 07-36-101-025 and 07-36-101-023, see legal Description attached hereto, all in Elk Grove Village, County of Cook, State of Illinois

Commonly known as: **Maison Du Val Luxury Townhomes, 751 Meacham Road, Elk Grove Village, IL 60007**

That on **March 20, 2020**, claimant made a contract with said Developer/Contracting Entity to provide **excavation, all related materials and labor** for the building or improvement on said land and on **April 24, 2020** completed thereunder delivery of materials and/or furnishing of labor to the value of **\$462,700.00** leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$457,100.00** for which, with interest, claimant claims a lien on said land and improvements.

Kanzler Construction, LLC

BY: _____


ALLAN R. POPPER of Lienguard, Inc.,
Agent for Kanzler Construction, LLC
P. O. Box 727
Wauconda, IL 60084

File No.: 115374-20-1

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STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

Affiant, Allan R. Popper, being first duly sworn, on oath deposes and says that he is the agent of **Kanzler Construction, LLC**, the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all statements therein contained are true.

BY: 
ALLAN R. POPPER, of Lienguard, Inc.,
Agent for Kanzler Construction, LLC
P. O. Box 727
Wauconda, IL 60084

Subscribed and sworn to on **August 6, 2020**


Florence Santarsieri, Notary Public

Prepared by and return
recorded document to:
ALLAN R. POPPER, of Lienguard, Inc.,
Agent, 1000 Jorie Blvd., Suite 270
Oak Brook, IL 60523



Property of Cook County Clerk's Office

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Parcel 1: The West 420.57 feet of the North 98 feet of the South 178 feet of the North 37.5 acres of the West 75 acres of the East 1/2 of the Northwest 1/4 of Section 36, Township 41 North, Range 10 East of the Third Principal Meridian (except the West 50 feet taken by condemnation case 83L50482) in Cook County, Illinois.

Parcel 2: The East 370.57 feet of the West 420.57 feet of the South 80.0 feet of the South 178.0 feet of the North 37.5 acres of the West 75 acres of the East 1/2 of the Northwest 1/4 of Section 36, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: The East 800 feet of the North 98.0 feet of the South 178.0 feet of the North 37.5 acres of the West 75 acres of the East 1/2 of the Northwest 1/4 of Section 36, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4: The South 80.0 feet of the South 178.0 feet (except the West 420.57 feet thereof) of the North 37.5 acres of the West 75 acres of the East 1/2 of the Northwest 1/4 of Section 36, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.