

UNOFFICIAL COPY

This instrument prepared and returned to:
AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO.,
INC. - ABC SUPPLY CO., INC.
One Abc Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124
W/O: 4073009 / Job Number: 00795929-018



Doc# 2030410031 Fee \$47.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2020 03:33 PM PG: 1 OF 6

SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

To:
CLAIM CONSULTANTS LLC
1468 Elmhurst Rd
Elk Grove Village, Illinois 60007 6417

BHAVESH PATEL, SONAL PATEL AND HEMLATA M PATEL
1627 Dunhill Ct
Northbrook, Illinois 60062 3823

The following notice is given pursuant to the requirements of the Illinois Mechanics Lien Act.

You are hereby notified that Claimant, AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. of One ABC Parkway Beloit, Wisconsin 53511, has been employed by CLAIM CONSULTANTS LLC, 1468 Elmhurst Rd Elk Grove Village, Illinois 60007 6417, (the "subcontractor") who has been employed by CLAIM CONSULTANTS LLC, 1468 ELMHURST RD, ELK GROVE VILLAGE, Illinois 60007-6417, (the "Original Contractor") to furnish material and labor relating to Roofing and/or other exterior building materials and products for and in said improvement under said Original Contractor's contract with BHAVESH PATEL, SONAL PATEL AND HEMLATA M PATEL, 1627 Dunhill Ct Northbrook, Illinois 60062 3823 at the property commonly known as JOB/SONAL PATEL, 1627 Dunhill Ct Northbrook, Illinois 60062-3823 and more fully described as follows:

Parcel Id: 04-15-204-016-0000
Job Address: 1627 Dunhill Ct Northbrook, Illinois 60062-3823
(See attached document)

and the amount due the Claimant less all amounts paid to date is Five Thousand Two Hundred and Ten Dollars and Six Cents (\$5,210.06).

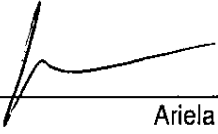
The undersigned claims a lien thereof against your interest in the above described property and also against the money due from you to the Original Contractor. Pursuant to the Illinois Mechanics Lien Act the undersigned will file its subcontractor's claim for lien unless the aforesaid sum shall be paid within 10 days of this Notice.

To the extent permitted by law, all waivers of lien heretofore given by Claimant in order to induce payment not received are hereby revoked. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this Notice.

Dated 10/29/2020

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AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC
One ABC Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124

By: 
Ariela Wagner, Agent

W/O: 4073009 / Job Number: 00795929-018

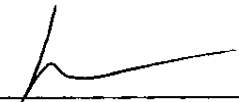
Property of Cook County Clerk's Office

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STATE OF FLORIDA
COUNTY OF BROWARD

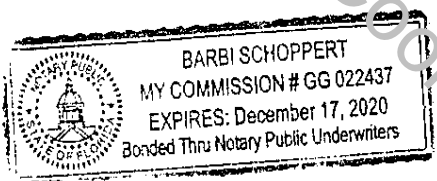
AFFIDAVIT


Ariela Wagner, being first duly sworn, on oath deposes and says that he/she is the Agent of AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC., the Claimant, that he/she has read the foregoing Notice of Intention to File Mechanics Lien and knows the contents thereof; and that all of the statements therein are true.

By: 

Ariela Wagner, Agent
AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC.
One ABC Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124

Subscribed and sworn to before me this 29 day of Oct 2020




Notary Public
W/O: 4073009 / Job Number: 00795929-018

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STATE OF ILLINOIS
COUNTY OF COOK

SUBCONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE RECORDER OF DEEDS
COOK COUNTY, ILLINOIS

THE UNDERSIGNED LIEN CLAIMANT, Ariela Wagner, Agent of AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC., One ABC Parkway Beloit, Wisconsin 53511 hereby files a claim for Mechanics Lien against CLAIM CONSULTANTS LLC, who was employed by CLAIM CONSULTANTS LLC (hereinafter referred to as "Contractor") and BHAVESH PATEL, SONAL PATEL AND HEMLATA M PATEL (hereinafter referred to as "Owner"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

1. On August 31, 2020, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

Parcel Id: 04-15-204-016-0000

Job Address: 1627 Dunhill Ct Northbrook, Illinois 60062-3823

(See Attached Document)

Commonly known as 1627 Dunhill Ct Northbrook, Illinois 60062 3823 and having the following permanent index number 04-15-204-016-0000 and hereinafter together with all improvements referred to as the "premises";

2. On information and belief, on or about August 31, 2020, Owner, Owner's Tenant or one knowingly permitted by the Owner to do so entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction of repairs, alterations and improvements to and for the benefit of the premises;

3. On August 31, 2020, Contractor made a subcontract with lien claimant to furnish and supply labor, materials and equipment to Roofing and/or other exterior building materials and products in the amount of \$6,100.00 (Six Thousand One Hundred Dollars and Zero Cents) for said improvement;

4. At the special instance and request of Contractor, lien claimant furnished extra and additional materials to and extra and additional labor for said premises in the amount of \$5,210.06 Five Thousand Two Hundred and Ten Dollars and Six Cents;

5. On September 02, 2020, lien claimant substantially completed all work contracted to be done including labor, materials to the value of \$6,100.00 (Six Thousand One Hundred Dollars and Zero Cents) [except that from time to time thereafter lien claimant has, at the request of BHAVESH PATEL, SONAL PATEL AND HEMLATA M PATEL and/or CLAIM CONSULTANTS LLC, returned to the premises to perform certain completion work, the last occasion being on or about September 02, 2020;

6. Owner, or the agent, architect or superintendent of Owner (cannot, upon reasonable diligence, be found in said County) (do not reside in said County);

7. On information and belief, the labor, materials, supplies, equipment and services for said work and in the improvement of the aforementioned premises performed and supplied by lien claimant was done with the knowledge and consent of the Owner of the beneficial interest in the above named Trust holding record title to the premises;

8. Contractor is entitled to credits on account leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of \$5,210.06 (Five Thousand Two Hundred and Ten Dollars and Six Cents) for which, with interest, lien claimant claims a lien on the premises and improvements and to monies or other considerations due

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or to become due from Owner under said contract between Contractor and Owner;

9. Notice has been duly given to Owner, and persons otherwise interested in the above described real estate, as to the status of the undersigned as subcontractor as provided by The Mechanics Lien Act (Ill. Rev. Stat. ch. 82, §§ 5 and 24 (1991); 770 ILCS 60/5 and 60/24 (1992).

AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC.
One ABC Parkway
Beloit, Wisconsin 53511
608-368-2047 Ext 124

Ariela Wagner, Agent

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by Ariela Wagner, Agent for AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC., who is personally known to me or who has produced _____ as identification, and who did/did not take an oath.

Notary Public, State of Florida

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PARCEL 1: LOT 24 IN PARK PLACE ESTATES OF NORTHBROOK, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED MAY 14, 1993 AS DOCUMENT NUMBER 93366641, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR

PARK PLACE ESTATES OF NORTHBROOK DATED AND RECORDED MAY 17, 1993 AS DOCUMENT NUMBER 93366707, MADE BY PARK PUCE ESTATES OF NORTHBROOK LIMITED PARTNERSHIP OVER THE FOLLOWING DESCRIBED LAND: LOTS 46 AND 45 (ALSO KNOWN AS OUTLOTS C AND D) IN PARK PLACE ESTATES OF NORTHBROOK SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address is: 1627 Dunhill Ct. Northbrook, IL 60062

Property of Cook County Clerk's Office