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2030410032

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: 4057083 / Job Number: 00777222-018

Doc# 2030410032 Fee \$48.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/30/2020 03:34 PM PG: 1 OF 7

SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

To:
MILLER EVANS
12915 W Linden Ln
Parma, Ohio 44130 5818

SRVC INVERNESS RE HSM, ROSEWOOD CARE CENTER OF INVERNESS
11701 Borman Dr # 315
Saint Louis, Missouri 63146 4194

and/or
1800 WEST COLONIAL PARKWAY LLC AND INVERNESS NH LLC
152 W 57th St # 26
New York, New York 10019

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 MILLER EVANS, 12915 W Linden Ln Parma, Ohio 44130 5818, (the "subcontractor") who has been employed by MILLER EVANS, 12915 W LINDEN LN, PARMA, Ohio 44130-5818, (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 1800 WEST COLONIAL PARKWAY LLC AND INVERNESS NH LLC, 152 W 57th St # 26 New York, New York 10019, as tenant of the property owned by SRVC INVERNESS RE HSM, ROSEWOOD CARE CENTER OF INVERNESS, 11701 Borman Dr # 315 Saint Louis, Missouri 63146 4194 at the property commonly known as JOB/INVERNESS HEALTH & RE, 1800 W COLONIAL PKWY INVERNESS, Illinois 60067 and more fully described as follows:

Parcel Id: 02-28-301-039-0000, 02-28-301-017-0000
Job Address: 1800 W COLONIAL PKWY INVERNESS, Illinois 60067
N 652 80 Ft W2 SW4 SW4 of Sec28 T42 N R10# 3P, according to the records of Cook County, IL

and the amount due the Claimant less all amounts paid to date is Fifty Nine Thousand Eight Hundred and Five Dollars and Thirteen Cents (\$59,805.13).

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

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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 8/31/2020

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: 4057083 / Job Number: 00777222-018

Property of Cook County Clerk's Office

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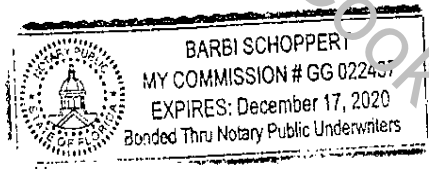
STATE OF FLORIDA
COUNTY OF BROWARD

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: [Signature]
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 31 day of August, 2020



[Signature: Barbi Schopper]
Notary Public
W/O: 4057083 / Job Number: 00777222-018

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: 4057083 / Job Number: 00777222-018

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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 MILLER EVANS, who was employed by MILLER EVANS (hereinafter referred to as "Contractor") and 1800 WEST COLONIAL PARKWAY LLC AND INVERNESS NH LLC, 152 W 57th St # 26 New York, New York 10019, as tenant of the property and SRVC INVERNESS RE HSM, ROSEWOOD CARE CENTER OF INVERNESS (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 June 17, 2020, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

Parcel Id: 02-28-301-039-0000, 02-28-301-017-0000

Job Address: 1800 W COLONIAL PKWY INVERNESS, Illinois 60067

N 652 80 Ft W2 SW4 SW4 of Sec28 T42 N R10# 3P, according to the records of Cook County, IL

Commonly known as 1800 W Colonial Pkwy Inverness, Illinois 60067 and having the following permanent index number 02-28-301-039-0000, 02-28-301-017-0000 and hereinafter together with all improvements referred to as the "premises";

2. On information and belief, on or about June 17, 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 June 17, 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 \$55,000.00 (Fifty Five Thousand 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 \$4,805.13 Four Thousand Eight Hundred and Five Dollars and Thirteen Cents;

5. On August 20, 2020, lien claimant substantially completed all work contracted to be done including labor, materials to the value of \$55,000.00 (Fifty Five Thousand Dollars and Zero Cents) [except that from time to time thereafter lien claimant has, at the request of SRVC INVERNESS RE HSM, ROSEWOOD CARE CENTER OF INVERNESS, 1800 WEST COLONIAL PARKWAY LLC AND INVERNESS NH LLC and/or MILLER EVANS, returned to the premises to perform certain completion work, the last occasion being on or about August 20, 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;

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8. Contractor is entitled to credits on account leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of \$59,805.13 (Fifty Nine Thousand Eight Hundred and Five Dollars and Thirteen Cents) for which, with interest, lien claimant claims a lien on the premises and improvements and to monies or other considerations due 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 Ex 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

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: 4057083 / Job Number: 00777222-018

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28 TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ALONG THE EAST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 TO A LINE 652.80 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 47 MINUTES WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 200 FEET; THENCE SOUTH 37 DEGREES 47 MINUTES EAST A DISTANCE OF 144.33 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES WEST A DISTANCE OF 66.07 FEET; THENCE SOUTH 55 DEGREES 13 MINUTES WEST, 117 FEET; THENCE NORTH 89 DEGREES 47 MINUTES WEST, A DISTANCE OF 89 FEET; THENCE NORTH 00 DEGREES 13 MINUTES EAST A DISTANCE OF 75 FEET; THENCE NORTH 26 DEGREES 47 MINUTES WEST, A DISTANCE OF 82 FEET; THENCE NORTH 89 DEGREES 47 MINUTES WEST A DISTANCE OF 50 FEET; THENCE NORTH 63 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 112 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST, A DISTANCE OF 48 FEET TO THE AFORESAID LINE WHICH IS 652.80 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 47 MINUTES WEST ALONG SAID LAST DESCRIBED PARALLEL LINE A DISTANCE OF 185.12 FEET TO THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 666.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT AMONG INVERNESS-RKM, INC., AN ILLINOIS CORPORATION, WILLIAMSBURG PARTNERS, LTD., AN ILLINOIS LIMITED PARTNERSHIP AND WILLIAMSBURG VILLAGE OWNERS ASSOCIATION, INC., AN ILLINOIS NOT-FOR-PROFIT CORPORATION DATED DECEMBER 16, 1985 AND RECORDED DECEMBER 24, 1985 AS DOCUMENT NO. 85337003 FOR INGRESS AND EGRESS AND UTILITIES OVER THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN WILLIAMSBURG VILLAGE OWNERS ASSOCIATION AND INVERNESS REAL ESTATE, L.L.C. DATED NOVEMBER 3, 1995 AND RECORDED NOVEMBER 17, 1995 AS DOCUMENT 95800382 AS AMENDED BY AMENDMENT TO EASEMENT AGREEMENT DATED SEPTEMBER 13, 2002 AND RECORDED AS DOCUMENT 0021151723 FOR UTILITIES & INGRESS AND EGRESS OVER THE STREETS, ROADS AND ACCESS ROUTES AND THE ENTRANCEWAYS DESCRIBED THEREIN AS DELINEATED ON THE PLAT OF WILLIAMSBURG UNIT ONE, RECORDED AS DOCUMENT 26362326 ON SEPTEMBER 24, 1982.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SIGN EASEMENT AGREEMENT MADE BY AND BETWEEN WILLIAMSBURG VILLAGE OWNERS ASSOCIATION AND INVERNESS REAL ESTATE L.L.C., DATED NOVEMBER 3, 1995 AND RECORDED NOVEMBER 17, 1995 AS DOCUMENT 95800383 AS AMENDED BY AMENDMENT TO SIGN EASEMENT AGREEMENT DATED SEPTEMBER 13, 2002 AND RECORDED AS DOCUMENT 0021151724 FOR A PERPETUAL, EXCLUSIVE EASEMENT, PRIVILEGE, RIGHT AND AUTHORITY FOR THE PURPOSE OF ERECTING, USING AND MAINTAINING A SIGN ON THE EASEMENT PROPERTY DESCRIBED ON EXHIBIT "B" ATTACHED THERETO.

TAX ID #: 02-28-301-017-0000

STREET ADDRESS: 1800 COLONIAL PARKWAY, INVERNESS, ILLINOIS 60067-1216