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Doc#: 2101307184 Fee: \$57.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/13/2021 01:26 PM Pg: 1 of 6

01249

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Coastal Construction, Inc.
c/o Manager
1901 Newport Blvd #350
Costa Mesa, CA 92627

VIA CERTIFIED MAIL R/R
TS Mt. Prospect (Tropical Smoothie)
c/o Manager
920 N. Elmhurst Road
Mt. Prospect, IL 60056

VIA CERTIFIED MAIL R/R
GW Property Group, LLC – Series 65
c/o Frank W. Jaffee, Reg. Agent
111 W. Washington St Suite 900
Chicago, IL 60602

VIA CERTIFIED MAIL R/R
Old National Bank
c/o Commercial lending
One Main St.
Evansville, IN 47708

THE CLAIMANT, **Prospective Plumbing, Corp.**, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **GW Property Group, LLC – Series 65**, owner, **TS Mt. Prospect (Tropical Smoothie)**, tenant, (collectively the “Owners”), **Coastal Construction, Inc.**, contractor, **Old National Bank**, mortgagee, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Exhibit A

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P.I.N.s: See Exhibit A

which property is commonly known as Tropical Smoothie, 920 Elmhurst Rd., Mount Prospect, IL 60056.

2. On information and belief, the **Owners** contracted with **Coastal Construction, Inc.** for certain improvements at said premises.

3. Subsequent thereto, **Coastal Construction, Inc.** entered into an agreement with the Claimant to furnish labor and materials related to plumbing work at said premises.

4. The Claimant completed its work under this subcontract for work on April 6, 2020, which entailed the delivery of said labor and materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Five Thousand Five Hundred Fifty-Seven and 86/100 Dollars (\$5,557.86)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

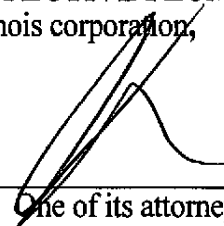
6. Claimant claims a lien on the real estate and against the interest of the **Owners**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owners** under said contract against said contractor,

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in the amount of **Five Thousand Five Hundred Fifty-Seven and 86/100 Dollars (\$5,557.86)** plus interest.

Dated: November 18, 2020

PROSPECTIVE PLUMBING, CORP.,
an Illinois corporation,

By:  _____
One of its attorneys

This notice was prepared by and after recording should be returned to:

Mark B. Grzymala
GRZYMALA LAW OFFICES, P.C.
10024 Skokie Blvd, Suite 323
Skokie, Illinois 60077
847.920.7286
mark@grzymalalaw.com

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VERIFICATION

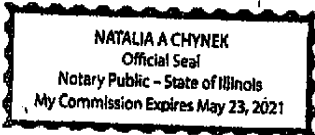
The undersigned, **MACIEJ ZALEWSKI**, being first duly sworn, on oath deposes and states that he is an authorized representative of **PROSPECTIVE PLUMBING, CORP.**, that he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.



SUBSCRIBED AND SWORN to
before me this 18 day
of November 2020.



Notary Public



Property of Cook County Clerk's Office

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 03-27-307-021-0000

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

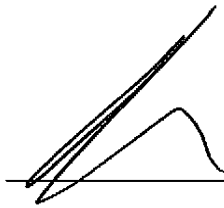
COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF RAND ROAD WITH THE EAST LINE OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, SAID POINT OF INTERSECTION BEING 198.97 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 27; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF RAND ROAD 439.93 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE THAT IF EXTENDED WOULD INTERSECT THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 439.93 FEET NORTH OF THE INTERSECTION OF THE SAID EAST LINE WITH CENTER LINE OF RAND ROAD FOR A DISTANCE OF 170.23 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 189.03 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 249.60 FEET TO A POINT OF THE AFORESAID EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27; THENCE SOUTHWARD ALONG SAID EAST LINE A DISTANCE OF 205.00 FEET TO A POINT BEING 439.93 FEET NORTH OF THE INTERSECTION OF THE SAID EAST LINE WITH THE CENTER LINE OF RAND ROAD; THENCE SOUTHWESTERLY IN A DIRECTION A DISTANCE OF 170.27 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART THEREOF HERETOFORE DEDICATED FOR PUBLIC HIGHWAYS), IN COOK COUNTY, ILLINOIS.

Commonly known as 920 Elmhurst Rd., Mount Prospect, IL 60056

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CERTIFICATE OF SERVICE

I, Mark B. Grzymala, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanics Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, certified mail, return receipt requested, and causing it to be deposited in the United States mail depository on November 15, 2020



File: 01249