### UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS
COUNTY OF COOK

Doc#. 2103339016 Fee: \$55.00 Karen A. Yarbrough Cook County Clerk

Date: 02/02/2021 08:27 AM Pg: 1 of 3

L H Block Electric Company, Inc., Claimant

**VS** 

SCF RC Funding IV LLC;
Playhouse Development, LLC;
LSP Schaumburg, Inc.;
Projx Construction Group;
Projx Construction Group Inc.;
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 \$80,786.05

THE CLAIMANT, L H Block Electric Company, Inc., 1281 Humbracht Circle, Suite K, Bartlett, Illinois, hereby files a notice and claim for mechanics lien, as nereinafter more particularly stated, against Projx Construction Group and Projx Construction Group Inc., contractors as defined in Section 1 of the Illinois Mechanics Lien Act, 2500 West Higgins Road, Hoffman Estates, Illinois, and against SCF RC Funding IV LLC and Playhouse Development, LLC, and LSP Schaumburg, Inc., and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, SCF RC Funding IV LLC and Playhouse Development, LLC, and LSP Schaumburg, Inc., and all other(s) owning or claiming an interest in the herein after-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 November 7, 2019, Claimant entered into a subcontract with the said Projx Construction Group, or one doing business as Projx Construction Group, and Projx Construction Group inc., or either of them, to perform an electrical installation for the afore-described real property of a value or end for the sum of \$231,607.00.

THAT, at the subsequent request of the said Projx Construction Group, or one doing business as Projx Construction Group, and Projx Construction Group Inc., or either of them, and further pursuant to the said subcontract, Claimant performed additional electrical installation for the afore-described real property of a value of and for the sum of \$35,223.65.

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 November 12, 2020.

THAT Claimant has received \$71,544.60 pursuant the said subcontract and has issued credit in the amount of \$113,000.00 against the subcontract price.

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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 \$1,500.00, 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 further, albeit tentative, credit against the subcontract price.

THAT the said Projx Construction Group, or one doing business as Projx Construction Group, and Projx Construction Group Inc. were authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its/their subcontract with Claimant pursuant to the contract of the said Projx Construction Group, or one doing business as Projx Construction Group, and Projx Construction Group Inc., or either of them, 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 Projx Construction Group, or one doing business as Projx Construction Group, nor Projx Construction Group Inc. no. any other party has made any further payment or is entitled to any further credit, leaving due, unpaid and owing to Claimant, to date, for purposes of the instant instrument, the balance of \$80,786.05, 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 respective interests of Playhouse Development, LLC, and LSP Schaumburg, Inc., therein, and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the said owner(s), and Playhouse Development, LLC, and LSP Schaumburg, Inc., or any of them, or its/their agent(s), under the original contract.

Snathan Block, Agent of Claimant

STATE OF ILLINOIS

COUNTY OF DUPAGE

THE AFFIANT, Jonathan Block, being ars, duly sworn, on oath

deposes and says that he is an agent of Claimant, that he has read the foregoing Supcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.

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Subscribed and sworn to before me this 6th day of \annual annual C

Official Seal Thomas Block Notary Public State of Illinois

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SS

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### **Property Description**

That part of the northeast quarter of Section 24, Township 41 North, Range 9 east of the Third Principal Meridian, bounded and described as follows:

Commencing at the intersection of the east line of said northeast quarter with a line 180.00 feet, as measured along said east line, south of and parallel with the south line of Old Church Road (formerly Schaumburg Road), said south line of Old Church Road being a line 50.00 feet, as measured at right angle, south of and parallel with the centerline of said Old Church Road; thence south 89 degrees, 13 minutes, 55 seconds west, along last-described said parallel line, to an intersection with the west line of Barrington Road, said west line being 50.00 feet, as measured at right angle, west of and parallel with the east line of said northeast quarter and said intersection point being the point of beginning; thence south 00 degree, 10 minutes, 51 seconds east, along said west line of Sarrington Road, 250.00 feet; thence south 89 degrees, 13 minutes, 55 seconds west, parallel with the south line of said Old Church Road, 240.00 feet; thence north 00 degree, 10 minutes, 51 seconds west, 250.00 feet, thence easterly in a straight line, 240.00 feet, more or less, to the point of beginning, all in Cook County, Illinois.

Parcel Number: 56-24-201-008-0000

Property Address: 370 North-Barrington Road, Schaumburg, Illinois 60194

Mail To:

Jonathan Block L H Block Electric Company, Inc. 1281 Humbracht Circle, Suite K Bartlett, Illinois 60103 Prepared By:

Stephen M. Goba Illinois Document Preparation Co. 601 South Ahrens Avenue Lombard. Illinois 60148