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Doc#: 2124328226 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2021 10:55 AM Pg: 1 of 2

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 **Emerald Inc., 20 Monaco, Elk Grove Village, IL 60007, Owner, (Meacham Grove Ltd., 360 W. Butterfield Road, Ste 300, Elmhurst, IL 60126, Previous Owner)**, 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: 07-36-101-122-0000, 07-36-109-028-0000, 07-36-109-029-0000, and 07-36-108-030-0000, Lots 1, 2, 2, 4, 5, 6, 7, & 8 and all streets and curbs to said lots in Maison Du Val S/D, being a S/D of part of the E ½ of the NW ¼ of Sec 36, T41N, R10, East of the Third principal meridian, Cook County, 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 **August 13, 2021** completed thereunder delivery of materials and/or furnishing of labor to the value of **\$68,500.00** leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$68,500.00** 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.: 117627-21-1

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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 26, 2021**

Florence Santarsieri

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

CC: Emerald Inc & Maison Du Val Townhomes Owner's Assoc.
c/o Timothy P. McHugh
360 West Butterfield Road, Ste 300
Elmhurst, IL 60126