

# UNOFFICIAL COPY

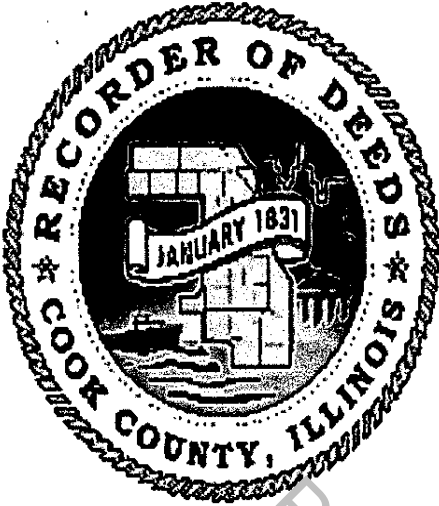


Doc# 2126301047 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/20/2021 12:08 PM PG: 1 OF 8



## NOTICE OF DEMAND TO COMMENCE SUIT PURSUANT TO §770 ILCS 60/34 and §55 ILCS 5/3-5010.8(e)

"FAILURE TO RESPOND TO THIS NOTICE WITHIN 30 DAYS AFTER RECEIPT, AS REQUIRED BY SECTION 34 OF THE MECHANICS LIEN ACT, RESULT IN THE FORFEITURE OF THE REFERENCED LIEN." PURSUANT TO §770 ILCS 60/34(b) (from Ch. 82, par. 34) Notice to commence suit.

Dear Mr. Gary Moderhock, lienholder for the Mechanic's Lien recorded with the Cook County Recorder of Deeds office as **DOCUMENT NUMBER:**

**COOK COUNTY RECORDER OF DEEDS DOCUMENT NUMBER FOR MECHANICS LIEN FILED BY YOU, YOUR AGENT, OR ATTORNEY-IN-FACT:**

1	7	0	7	6	4	9	2	8	7
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You are hereby now provided this **WRITTEN NOTICE** pursuant to §770 ILCS 60/34. Notice to commence suit, that the OWNER of the property with the Commonly Referred to Address, Property Identification Number (PIN) and Legal Description of the following:

### COMMONLY REFERRED TO ADDRESS:

2720 CANTERBURY DR, NORTHBROOK, IL 60062

### PROPERTY IDENTIFICATION NUMBER (PIN):

04-16-302-012-0000

### PROPERTY LEGAL DESCRIPTION

LOT 11 IN BLOCK 3 IN WILLOW CREEK DEVELOPMENT COMPANY SUBDIVISION OF LOT 13 AND THE WEST HALF OF LOT 14 IN SCHOOL TRUSTEE'S SUBDIVISION OF THE SOUTH WEST QUARTER OF THE SOUTHWEST QUARTER, ALSO THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

is now **DEMANDING SUIT BE COMMENCED OR ANSWER FILED WITHIN 30 DAYS** thereafter, or the Lien shall be forfeited. Furthermore, this **NOTICE** serves as notification that the Property Owner has authorized the Cook County Recorder of Deeds office to serve as her, his or their **AUTHORIZED AGENT**, so any and all correspondence—including any proof of filed suit or answer filed in response to this demand—should be directed to the following address and attention and **NOT** to the Property Owner, unless as a courtesy or carbon copy for supplemental purposes only.

### ADDRESS & ATTENTION TO MAIL ALL CORRESPONDENCE:

ATTENTION: PROPERTY FRAUD UNIT  
PROPERTY FRAUD INVESTIGATOR  
COOK COUNTY RECORDER OF DEEDS  
118 NORTH CLARK STREET, ROOM 120  
CHICAGO, ILLINOIS 60602

Should you have any additional questions, comments or concerns regarding this notification that you would like to discuss via phone, please feel free to contact the **Cook County Recorder of Deeds Property Fraud Unit at 312.603.4000** at your earliest convenience. Finally, please also take note that pursuant to §770 ILCS 60/35(a). Satisfaction or release; recording; neglect; penalty. "Whenever a claim for lien has been filed with the recorder of deeds, either by the contractor or sub-contractor, and is paid with cost of filing same, or where there is a failure to institute suit to enforce the same after demand as provided in the preceding Section within the time by this Act limited the person filing the same or some one by him duly authorized in writing so to do, shall acknowledge satisfaction or release thereof, in writing, on written demand of the owner, lienor, or any person

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interested in the real estate, or his or her agent or attorney, and on neglect to do so for **10 days** after such written demand he or she shall be liable to the owner for the sum of \$2,500, which may be recovered in a civil action together with the costs and the reasonable attorney's fees of the owner, lienor, or other person interested in the real estate, or his or her agent or attorney incurred in bringing such action.

If neither of the above actions are taken within 30 days from the mailing of this document, pursuant to §55 ILCS 5/3-5010.8, Mechanics Lien Demand & Refer Pilot Program, the Cook County Recorder of Deeds will initiate an Administrative Law Hearing suit which will seek to have the above-referenced Mechanics/Contractors Lien **RELEASED**. Thank you for your prompt attention to this matter, and please feel free to contact our office with any further questions, comments or concerns.

Dave Schouff  
PROPERTY OWNER AUTHORIZING SIGNATURE  
9-15-2020  
DATE SIGNED

Azabella Roberts 09.21.2020  
COOK COUNTY RECORDER OF DEEDS STAFF  
DATE SIGNED

Property of Cook County Clerk's Office

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GEORGE E. COLE  
LEGAL FORMS

No. 367-REC  
June 1985

## ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Doc# 1707649287 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/17/2017 11:16 AM PG: 1 OF 4

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

The claimant, GARY MODERHOCK

of HILLSIDE LANDSCAPE, INC. County of  
COOK State of ILLINOIS

hereby files a claim for lien against ALLA SCHONFELD  
(hereinafter referred to as "owner"), of  
COOK County, Illinois, and states:

That on MAY 1, 2016 CE

the owner owned the following described land in the County of  
COOK State of Illinois, to wit:

\*\* Please see Exhibit A \*\*

Above Space for Recorder's Use Only

Permanent Real Estate Index Number(s): 04-16-302-012-0000

Address(es) of premises: 2720 Canterbury Drive, Northbrook, IL 60025

That on MAY 1, 2016 TS the claimant made a contract with said owner

(1)

(2) to provide landscape, materials + plantings

Prepared by: Gary Moderhock Page 1  
618 Hillside Rd.  
Glenview, IL 60025

No. 367-REC

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for the building (3) 2720 Canterbury Dr erected on said land for the sum of \$ 320.50  
and on OCTOBER 31, 2016 1916, completed thereunder (4) \_\_\_\_\_

That at the special instance and request of said owner the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ \_\_\_\_\_ and completed same on \_\_\_\_\_, 19\_\_\_\_ (5)

That said owner is entitled to credits on account thereof as follows, to-wit: -NONE-

leaving due, unpaid and owing to the claimant, after allowing all credits, the balance of \$320.50 Dollars for which, with interest, the claimant claims a lien on said land and improvements.

Hillside Landscape inc  
(Name of sole ownership, corporation, or partnership)

By [Signature]

This document was prepared by Gary Moderhock  
(Name and Address)

Mail to: Gary Moderhock 6618 Hillside rd  
(Name and Address)

Calumet Illinois 60025  
(City) (State) (Zip Code)

Or Recorder's Office Box No. \_\_\_\_\_

- (1) If contract made with another than the owner, delete "said owner," name such person and add "authorized or knowingly permitted by said owner to make said contract."
- (2) State what was to be done.
- (3) "being" or "to be," as the case may be.
- (4) "All required to be done by said contract"; or "work to the value of"; or, "delivery of materials to the value of \$ \_\_\_\_\_" etc.
- (5) If extras fill out, if no extras strike out.

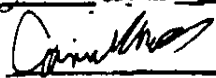
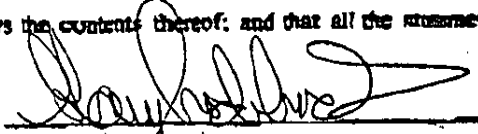
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State of Illinois, County of Cook } ss.

The affiant Gary Moderhock  
being first duly sworn, on oath deposes and says that he is president of Hillside Landscape, Inc

the claimant that he has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

Subscribed and sworn to before me this 10 day of March, 19 2017.



Notary Public



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CHICAGO TITLE  
COMPANY

LEGAL DESCRIPTION

Order No.: 15ST00656NB

For APN/Parcel (Dis): 04-16-302-012-0000

Lot 11 In Block 3 In Willow Creek Development Company Subdivision Of Lot 13 And The West 1/2 Of Lot 14 In School Trustee's Subdivision Of The South West 1/4 Of The South West 1/4, Also The West 1/2 Of The South East 1/4 Of The South West 1/4 Of Section 16, Township 42 North, Range 12 East Of The Third Principal Meridian, In Cook County, Illinois

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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USPS Tracking®

FAQs >

Track Another Package +

Tracking Number: 70142120000413949490

Remove X

Your item was delivered at 9:03 am on August 10, 2021 in LINCOLNSHIRE, IL 60069.

 **Delivered**

August 10, 2021 at 9:03 am  
LINCOLNSHIRE, IL 60069

Feedback

Get Updates 

Text & Email Updates 

Tracking History 

August 10, 2021, 9:03 am

Delivered

LINCOLNSHIRE, IL 60069

Your item was delivered at 9:03 am on August 10, 2021 in LINCOLNSHIRE, IL 60069.

August 9, 2021, 2:26 pm

Notice Left (No Authorized Recipient Available)

LINCOLNSHIRE, IL 60069

August 9, 2021, 9:27 am

Out for Delivery

LINCOLNSHIRE, IL 60069

Property of Cook County Clerk's Office

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August 9, 2021, 9:16 am  
Arrived at Post Office  
LINCOLNSHIRE, IL 60069

August 8, 2021, 1:44 am  
Departed USPS Regional Facility  
PALATINE IL DISTRIBUTION CENTER

August 7, 2021, 1:55 pm  
Arrived at USPS Regional Facility  
PALATINE IL DISTRIBUTION CENTER

August 6, 2021, 11:18 pm  
Arrived at USPS Regional Facility  
BEDFORD PARK IL DISTRIBUTION CENTER

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**Product Information**



Feedback

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See Less ^

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**FAQs**