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Doc#: 2126507527 Fee: \$56.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2021 12:59 PM Pg: 1 of 5

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: 4064198 / Job Number: 00798951-018

SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

To:
MIDWEST ELITE EXTERIORS
409 Elm Place
Princeton, Illinois 61356 1-118

SOUTH HOLLAND PARTNERS, LLC
8600 Commercial Ave
Chicago, Illinois 60617

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 MIDWEST ELITE EXTERIORS, 409 Elm Place Princeton, Illinois 61356 1418, (the "subcontractor") who has been employed by MIDWEST ELITE EXTERIORS, 409 ELM PLACE, PRINCETON, Illinois 61356-1418, (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 SOUTH HOLLAND PARTNERS, LLC, 8600 Commercial Ave Chicago, Illinois 60617 at the property commonly known as JOB/INSURANCE PROJECT, 530 W 172nd ST SOUTH HOLLAND, Illinois 60473 and more fully described as follows:

Parcel Id: 29-28-105-007-0000

Job Address: 530 W 172nd ST SOUTH HOLLAND, Illinois 60473

THE WEST 325 FEET OF THE SOUTH 309 FEET OF LOT 8 IN SOUTH HOLLAND INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

and the amount due the Claimant less all amounts paid to date is Seventy Six Thousand and Sixteen Dollars and Thirty Three Cents (\$76,016.33).

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

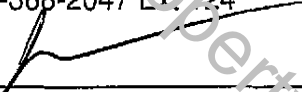
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aforesaid sum shall be paid within 10 days of this Notice.

To the extent permitted by law, all waivers of lien heretofore given by Claimant in order to induce payment not 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 9/22/2008

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: 4064198 / Job Number: 00798951-018

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STATE OF FLORIDA
COUNTY OF BROWARD

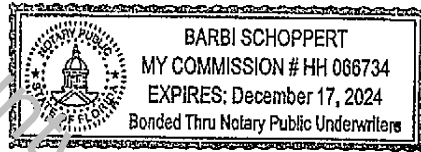
AFFIDAVIT

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 22 day of Nov 2021.

Barbi Schoppert
Notary Public
W/O: 4064198 / Job Number: 00798951-018



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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 MIDWEST ELITE EXTERIORS, who was employed by MIDWEST ELITE EXTERIORS (hereinafter referred to as "Contractor") and SOUTH HOLLAND PARTNERS, LLC (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 September 18, 2020, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

Parcel Id: 29-28-105-007-0000

Job Address: 530 W 172nd ST SOUTH HOLLAND, Illinois 60473

THE WEST 325 FEET OF THE SOUTH 309 FEET OF LOT 8 IN SOUTH HOLLAND INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 28, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as 530 W 172nd St South Holland, Illinois 60473 and having the following permanent index number 29-28-105-007-0000 and hereinafter together with all improvements referred to as the "premises";

2. On information and belief, on or about September 18, 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 September 18, 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 \$225,000.00 (Two Hundred and Twenty 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 \$0.00 Zero Dollars and Zero Cents;

5. On July 23, 2021, lien claimant substantially completed all work contracted to be done including labor, materials to the value of \$225,000.00 (Two Hundred and Twenty Five Thousand Dollars and Zero Cents) [except that from time to time thereafter lien claimant has, at the request of SOUTH HOLLAND PARTNERS, LLC and/or MIDWEST ELITE EXTERIORS, returned to the premises to perform certain completion work, the last occasion being on or about July 23, 2021;

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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;

8. Contractor is entitled to credits on account leaving due, unpaid and owing to lien claimant, after allowing all credits, the sum of \$76,016.33 (Seventy Six Thousand and Sixteen Dollars and Thirty Three 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 Ext 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

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