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Doc# 2127122000 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2021 09:13 AM PG: 1 OF 3

Prepared by and
return to after recording:

Wallace Moy
53 W. Jackson Blvd., Suite 1564
Chicago, Illinois 60604

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The lien claimant, Kuo Construction Inc, an Illinois corporation of 500 W 26th St., Chicago IL 60616, County of Cook, State of Illinois, hereby files a claim for Mechanics Lien against KCW Holdings LLC an Illinois limited liability company (Owner) who owned the premises commonly known as 13248 S. 76th Ave., Palos Heights, Illinois 60463 and legally described in the attached Schedule A.

On June 21, 2021, and states:

On May 5, 2019, the lien claimant made a written contract with the Owner to furnish labor or material for restaurant remodeling at the Premises for the sum of \$534,460.00.

On August 31, 2021, the lien claimant completed all work required to be done by the contract

The Owner is entitled to receive credits on account of the above in the sum of \$480,414.00. The balance due and owing to the lien claimant is the sum of \$54,046.00, for which amount the lien claimant hereby claims a Mechanics Lien on the Premises, the land and improvements.

Kuo Construction Inc, an Illinois corporation

By: Wai Gat Kuo
Wai Gat Kuo

Its: President

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

AFFIDAVIT

This affiant, being first duly sworn on oath, deposes and states, that he is president of Kuo Construction Inc., an Illinois corporation, the lien claimant; that he has read the above and foregoing claim for lien, that he has knowledge of the contents thereof, and that they are true.

Wai Gat Kuo
Wai Gat Kuo, Affiant

Subscribed and sworn to before me this
28th day of September, 2021

Charlene Chang
Notary Public



UNOFFICIAL COPY**SCHEDULE A**

LEGAL DESCRIPTION
13248 S. 76th Avenue
Palos Heights, Illinois 60463

PARCEL 1:

LOT 1 (EXCEPT THAT PART OF SAID LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER THEREOF AND RUNNING THENCE SOUTH 0 DEGREES, 04 MINUTES, 20 SECONDS WEST ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 90.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 3.00 FEET; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS WEST 6.00 FEET; THENCE SOUTH 33 DEGREES, 08 MINUTES, 29 SECONDS WEST 9.01 FEET; THENCE SOUTH 77 DEGREES, 54 MINUTES, 43 SECONDS WEST 9.00 FEET; THENCE SOUTH 66 DEGREES, 36 MINUTES, 43 SECONDS WEST 15.02 FEET; THENCE SOUTH 51 DEGREES, 04 MINUTES, 40 SECONDS WEST 19.99 FEET; THENCE SOUTH 33 DEGREES, 16 MINUTES, 52 SECONDS WEST 19.72 FEET; THENCE NORTH 50 DEGREES, 43 MINUTES, 10 SECONDS WEST 77.72 FEET TO AN ANGLE POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST ON SAID WEST LINE 90.00 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 118.81 FEET TO THE POINT OF BEGINNING) IN BURNSIDE'S CLUBHOUSE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF OUTLOT "A" AND PART OF GOLF OUTLOT IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT 3, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF GOLF OUTLOT IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT 2, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SAID SECTION 36, ALL IN COOK COUNTY, ILLINOIS.

PIN 23-36-303-165

PARCEL 2:

THAT PART OF GOLF OUTLOT IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1 IN BURNSIDE CLUBHOUSE RESUBDIVISION AFOREDESCRIBED AND RUNNING THENCE NORTH 30 DEGREES, 00 MINUTES, 00 SECONDS WEST ON THE NORTHWESTERLY PROLONGATION OF A WESTERLY LINE OF SAID LOT 1 A DISTANCE OF 13.81 FEET; THENCE NORTH 29 DEGREES, 02 MINUTES, 20 SECONDS EAST 40.53 FEET; THENCE NORTH 84 DEGREES, 28 MINUTES, 15 SECONDS EAST 24.64 FEET; THENCE SOUTH 30 DEGREES, 00 MINUTES, 00 SECONDS EAST 20.52 FEET TO A NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 60 DEGREES, 00 MINUTES, 00 SECONDS WEST ON SAID NORTHWESTERLY LINE 54.84 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN 23-36-303-168