

UNOFFICIAL COPY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

Doc#: 2129534210 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/22/2021 02:29 PM Pg: 1 of 2

STATE OF ILLINOIS

COUNTY OF COOK

Wagner Lumber Company,
d/b/a C.C. Wagner & Company,
Claimant

VS

Professional Development Group, LLC;
Inspired by Design IL, LLC;
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 \$106,508.21

THE CLAIMANT, Wagner Lumber Company, d/b/a C.C. Wagner & Company, 6401 South Archer Road, Summit, Illinois, hereby files a notice and claim for mechanics lien, as hereinafter more particularly stated, against Inspired by Design IL, LLC, a contractor as defined in Section 1 of the Illinois Mechanics Lien Act, 1212 South Naper Boulevard, Naperville, Illinois, and against Professional Development Group, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property and states:

THAT, at all relevant times, Professional Development Group, LLC, and all other(s) owning or claiming an interest in the hereinafter-described real property, or any of them, was (were) the owner(s) of the following-described real property, to-wit:

Lot 21 in the Estates of Montefiori Subdivision, being part of the southeast quarter of Section 14 and part of the northeast quarter of Section 23, all in Township 37 North, Range 11 east of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 22-14-402-029-0000

Property Address: 11120 Tuscany Court, Lemont, Illinois 60439

THAT, on February 22, 2021, Claimant entered into a subcontract with the said Inspired by Design IL, LLC, to provide lumber and related building materials for the afore-described real property of a value of and for the sum of **\$107,832.33**.

THAT Claimant provided no additional labor, equipment, fixtures or material for the afore-described real property pursuant to the said subcontract.

THAT, on July 6, 2021, Claimant substantially completed all required of Claimant pursuant to the said subcontract.

**THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE**

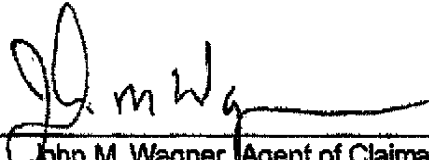
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THAT Claimant has issued credit in the amount of **\$1,324.12** against the subcontract price.

THAT the said Inspired by Design IL, LLC, was authorized or knowingly permitted by the owner(s) of the afore-described real property to enter into its subcontract with Claimant pursuant to the said Inspired by Design IL, LLC's contract 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.

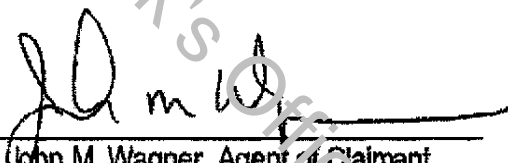
THAT neither the said Inspired by Design IL, LLC, nor any other party has made any payment or is entitled to any further credit leaving due, unpaid and owing to Claimant the balance of **\$106,508.21**, for which, with interest at the statutory rate of 10% per annum, as specified in the Illinois Mechanics Lien Act, and all other applicable statutory and equitable remedies, Claimant claims a lien on the afore-described real property and improvements and on the material, fixtures, apparatus or machinery furnished, and on the moneys or other considerations due or to become due from the owner(s), or its (their) agent(s), under the original contract.



John M. Wagner, Agent of Claimant

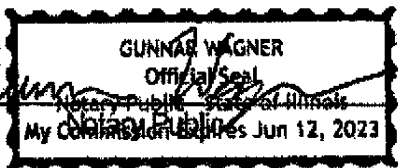
STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

THE AFFIANT, John M. Wagner, being first duly sworn, on oath deposes and says that he is an agent of Claimant, that he has read the foregoing Subcontractor's Notice and Claim for Mechanics Lien, knows the contents thereof, and that all statements therein contained are true.



John M. Wagner, Agent of Claimant

Subscribed and sworn to before me this 22 day of October, 2021.



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John M. Wagner
C.C. Wagner & Company
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Summit, Illinois 60501

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