

# UNOFFICIAL COPY

**MECHANIC'S LIEN:  
CLAIM**

Doc#: 2130839159 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/04/2021 10:35 AM Pg: 1 of 3

STATE OF ILLINOIS     }  
  }  
COUNTY OF Cook       }

**FOX VALLEY FIRE & SAFETY CO.**

**CLAIMANT**

**-VS-**

**Ansir Junaid  
Mortgage Electronic Registration Systems, Inc as nominee for Guaranteed Rate, Inc.  
The Huntington National Bank  
MBGL Properties, LLC**

**DEFENDANT(S)**

The claimant, **FOX VALLEY FIRE & SAFETY CO.** of Elgin, IL, 60123 County of Kane, hereby files a claim for lien against **MBGL Properties, LLC**, contractor of 1639 N. North Park Avenue, Chicago, IL and **Ansir Junaid** Chicago, IL 60611 (hereinafter referred to as "owner(s)") and **Mortgage Electronic Registration Systems, Inc** as nominee for **Guaranteed Rate, Inc.** Danville, IL 61834 **The Huntington National Bank** Columbus, OH 43215 (hereinafter collectively referred to as "lender(s)") and any persons claiming an interest in the premises herein and states:

That on 7/8/2021, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address:       **600 N. Fairbanks Court, Unit 3801 Chicago, IL 60611**

A/K/A:                 **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A:                 **Tax# 17-10-206-035-1416**

and **MBGL Properties, LLC** was the owner's contractor for the improvement thereof. That on or about 7/8/2021, said contractor made a subcontract with the claimant to provide labor and material for modifications of fire sprinkler system for and in said improvement, and that on or about 7/16/2021 the claimant completed thereunder all that was required to be done by said subcontract.



**CONTRACTORS ADJUSTMENT CO.  
750 Lake Cook Rd. Suite 158  
Buffalo Grove, IL 60089**

211041423 mlnjc

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The following amounts are due on said subcontract:

Original Contract Amount	\$5,890.00
Change Orders/Extras	\$ .00
Credits	\$ .00
Work Not Performed	\$ .00
Payments	\$ .00
Total Balance Due	\$5,890.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of Five Thousand Eight Hundred Ninety Dollars and 00/100 (\$5,890.00) Dollars, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner(s) under said subcontract.

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, 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.

IN WITNESS WHEREOF, the undersigned has signed this instrument on October 12, 2021.

**FOX VALLEY FIRE & SAFETY CO.**

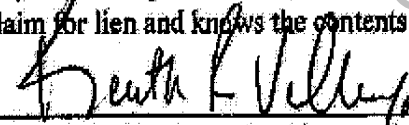
  
Kenneth Volkening President

Prepared By and Mail To:  
**FOX VALLEY FIRE & SAFETY CO.**  
2730 Pinnacle Drive,  
Elgin, IL 60123

**VERIFICATION**

State of IL  
County of Kane

The affiant, Kenneth Volkening, being first duly sworn, on oath deposes and says that the affiant is President of the Claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

  
Kenneth Volkening President

Subscribed and sworn before me this October 12, 2021.

  
Notary Public's Signature

211041423 mngc



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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT 3801,  
CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

IN THE 600 NORTH FAIRBANKS CONDOMINIUM, A

#### PARCEL 1:

LOTS 24, 25 AND 26 IN SUB-BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF LOTS 19 TO 23 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +97.60 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +246.73 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +246.73 FEET CHICAGO CITY DATUM, AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION +354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THAT PART OF LOTS 19 TO 26 BOTH INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 31 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +354.00 FEET CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.

AS DELINEATED ON THE PLAT OF SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0730615045 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.