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This instrument prepared and returned to:
BILLD EXCHANGE, LLC
2700 W. Anderson Ln Suite #206
Austin, Texas 78757
512-874-7296
W/O: 4177231

Doc#. 2131445070 Fee: \$57.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/10/2021 11:17 AM Pg: 1 of 6

SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

To:
Subcontractor
SBT ALLIANCE
6700 E Pacific Coast Hwy Ste 235
Long Beach, California 90803-4214

General Contractor
BANCARE, INC.
6 E College Dr
Arlington Heights, Illinois 60004-1952

Owner
MIG OF MOUNT PROSPECT, LLC AND VILLAGE OF MOUNT PROSPECT
11900 Freeman Rd
Huntley, Illinois 60142-8023

The following notice is given pursuant to the requirements of the Illinois Mechanics Lien Act.

You are hereby notified that Claimant, BILLD EXCHANGE, LLC of 2700 W. Anderson Ln Suite #206 Austin, Texas 78757, has been employed by SBT ALLIANCE, 6700 E Pacific Coast Hwy Ste 235 Long Beach, California 90803-4214, (the "subcontractor") who has been employed by BANCARE, INC., 6 E College Dr, Arlington Heights, Illinois 60004-1952, (the "Original Contractor") to furnish material and labor relating to Building Control Nodes, Wireless Adapter, Dimmer Control, Sensors, Adapters and Related Materials for and in said improvement under said Original Contractor's contract with MIG OF MOUNT PROSPECT, LLC AND VILLAGE OF MOUNT PROSPECT, 11900 Freeman Rd Huntley, Illinois 60142-8023 at the property commonly known as JPMC - Mt. Prospect, 2 W Northwest Hwy Mt Prospect, Illinois 60056 and more fully described as follows:

Parcel Id: 08-12-107-019-0000

Job Address: 2 W Northwest Hwy Mt Prospect, Illinois 60056
(See attached document)

and the amount due the Claimant less all amounts paid to date is Twenty Eight Thousand One

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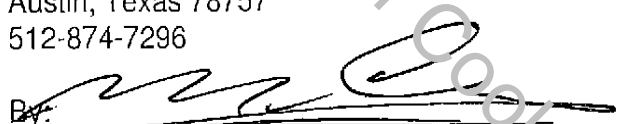
Hundred and Seventy One Dollars and Ninety One Cents (\$28,171.91).

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 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 November 8th 2021

BILLD EXCHANGE, LLC
2700 W. Anderson Ln Suite #206
Austin, Texas 78757
512-874-7296

By: 
Marcos Cordova, Claims Associate
W/O: 4177231

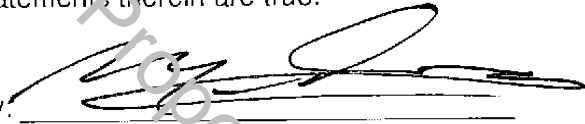
Property of Cook County Clerk's Office

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STATE OF TEXAS
COUNTY OF TRAVIS

AFFIDAVIT

Marcos Cordova, being first duly sworn, on oath deposes and says that he/she is the Claims Associate of BILLD EXCHANGE, LLC, 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.

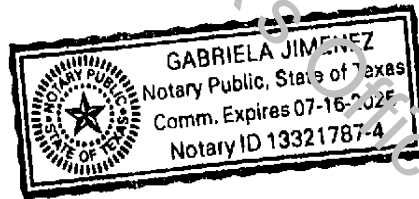
By: 

Marcos Cordova, Claims Associate
BILLD EXCHANGE, LLC
2700 W. Anderson Ln Suite #206
Austin, Texas 78757
512-874-7296

Subscribed and sworn to before me this 8th day of November, 2021.


Notary Public
W/O: 4177231

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BILLD EXCHANGE, LLC
2700 W. Anderson Ln Suite #206
Austin, Texas 78757
512-874-7296
W/O: 4177231



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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, Marcos Cordova, Claims Associate of BILLD EXCHANGE, LLC, 2700 W. Anderson Ln Suite #206 Austin, Texas 78757 hereby files a claim for Mechanics Lien against SBT ALLIANCE, who was employed by BANCARE, INC. (hereinafter referred to as "Contractor") and MIG OF MOUNT PROSPECT, LLC AND VILLAGE OF MOUNT PROSPECT (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 August 17, 2021, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

Parcel Id: 08-12-107-019-0000

**Job Address: 2 W Northwest Hwy Mt Prospect, Illinois 60056
(See Attached Document)**

Commonly known as 2 W Northwest Hwy Mt Prospect, Illinois 60056 and having the following permanent index number 08-12-107-019-0000 and hereinafter together with all improvements referred to as the "premises";

2. On information and belief, on or about August 17, 2021, 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 August 17, 2021, Contractor made a subcontract with lien claimant to furnish and supply labor, materials and equipment to Building Control Nodes, Wireless Adapter, Dimmer Control, Sensors, Adapters and Related Materials in the amount of \$28,171.91 (Twenty Eight Thousand One Hundred and Seventy One Dollars and Ninety One 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 August 17, 2021, lien claimant substantially completed all work contracted to be done including labor, materials to the value of \$28,171.91 (Twenty Eight Thousand One Hundred and Seventy One Dollars and Ninety One Cents) [except that from time to time thereafter lien claimant has, at the request of MIG OF MOUNT PROSPECT, LLC AND VILLAGE OF MOUNT PROSPECT and/or SBT ALLIANCE, returned to the premises to perform certain completion work, the last occasion being on or about August 17, 2021;

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);

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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 \$28,171.91 (Twenty Eight Thousand One Hundred and Seventy One Dollars and Ninety One 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).

BILLD EXCHANGE, LLC
2700 W. Anderson Ln Suite #206
Austin, Texas 78757
512-874-7296



Marcos Cordova, Claims Associate

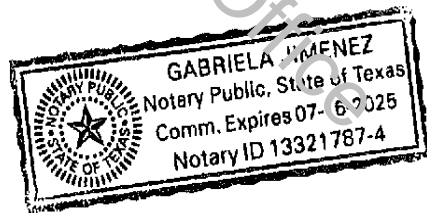
STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this 28th day of November, 2021 by Marcos Cordova, Claims Associate for BILLD EXCHANGE, LLC, who is personally known to me or who has produced (personally known) as identification, and who did/did not take an oath.



Notary Public, State of Texas

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Exhibit A
to Special Warranty Deed

THAT PART OF LOT 2 IN KELJIK'S RESUBDIVISION IN MT. PROSPECT, BEING A RESUBDIVISION OF THE EAST 50 FEET OF BLOCK 16 (EXCEPT THE NORTH 59.29 FEET THEREOF) IN MT. PROSPECT, A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 59 DEGREES 23 MINUTES 32 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 58.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREE 09 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10.04 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 50 SECONDS EAST, 49.97 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH 01 DEGREE 09 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE, 40.97 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

County of Cook County Clerk's Office
Not for Resale