

# UNOFFICIAL COPY

Doc#. 2132039038 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/16/2021 07:36 AM Pg: 1 of 5

*FOR RECORDER'S USE ONLY*

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

**TO:**

VIA CERTIFIED MAIL R/R  
THE HARLEM IRVING COMPANIES,  
INC.  
4104 N HARLEM AVE  
NORRIDGE, IL 60706

VIA CERTIFIED MAIL R/R  
FOREST HARLEM PROPERTIES  
1014 HARLEM AVENUE  
HARWOOD HEIGHTS, IL 60706

VIA CERTIFIED MAIL R/R  
DICK'S SPORTING GOODS, INC.  
4104 HARLEM AVE  
NORRIDGE, IL 60706

VIA CERTIFIED MAIL R/R  
JOHN HANCOCK LIFE INSURANCE  
COMPANY  
197 CLARENDON STREET, C-2  
BOSTON, MA 02116

VIA CERTIFIED MAIL R/R  
CHICAGO TITLE LAND TRUST  
COMPANY, SUCCESSOR TRUSTEE TO  
LASALLE BANK NATIONAL  
ASSOCIATION, FORMERLY KNOWN  
AS LASALLE NATIONAL BANK,  
SUCCESSOR TRUSTEE TO LASALLE  
NATIONAL TRUST, N.A., AS  
SUCCESSOR TRUSTEE TO LASALLE  
NATIONAL BANK, SUCCESSOR  
TRUSTEE TO EXCHANGE NATIONAL  
BANK OF CHICAGO, NOT  
PERSONALLY BUT AS TRUSTEE  
UNDER TRUST AGREEMENT DATED  
APRIL 25, 1966 AND KNOWN AS  
TRUST NO. 10-19386-09  
C/O FOREST HARLEM PROPERTIES,  
LIMITED PARTNERSHIP  
4104 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, IL 60706

VIA CERTIFIED MAIL R/R  
GRAYCOR CONSTRUCTION  
COMPANY INC.  
TWO MID AMERICA PLAZA, STE 400  
OAKBROOK TERRACE, IL 60181

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THE CLAIMANT, **RETAIL FIXTURE SOLUTIONS, INC.** located at P.O. BOX S , WAXAHACHIE, TX 75168, a subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **THE HARLEM IRVING COMPANIES, INC.**, (owner / interested party), **and/or FOREST HARLEM PROPERTIES**, (owner / interested party), **and/or CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, FORMERLY KNOWN AS LASALLE NATIONAL BANK, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK, SUCCESSOR TRUSTEE TO EXCHANGE NATIONAL BANK OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 25, 1966 AND KNOWN AS TRUST NO. 10-19386-09**, (owner / interested party) **and/or DICK'S SPORTING GOODS, INC.** (tenant / interested party) (collectively the "Owners"), **JOHN HANCOCK LIFE INSURANCE COMPANY** (mortgagee), **GRAYCOR CONSTRUCTION COMPANY INC.** (contractor), and any other person claiming an interest in the real estate more fully described below, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner(s)** owned the following described land in the County of COOK, State of Illinois, to wit:

PARCELS: See Exhibit A

P.I.N.s: 12-13-405-006; 12-13-405-007; 12-13-405-008; 12-13-405-010; 12-13-405-011; 12-13-416-009; 12-13-416-011; 12-13-416-014; 12-13-416-015; 12-13-405-005

which property is commonly known as D3G #1515 NORRIDGE, IL HARLEM IRVING PLAZA 4104 HARLEM AVE, NORRIDGE, IL 60706.

2. On information and belief, said **Owner(s)** contracted with **GRAYCOR CONSTRUCTION COMPANY INC.** for certain improvements to said premises.
3. The Claimant completed its work under its subcontract on 07/31/2021, which entailed the delivery of said MATERIALS AND LABOR.
4. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **TWENTY THOUSAND, FIVE HUNDRED NINETY SIX AND 70/100 DOLLARS (\$20,596.70)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
5. Claimant claims a lien on the real estate and against the interest of the **Owner(s)**, and other parties named above, in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owner(s)** under said contract against said contractor, in the amount of **TWENTY THOUSAND, FIVE HUNDRED NINETY SIX AND 70/100 DOLLARS (\$20,596.70)**, plus interest.

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Dated: October 25, 2021

RETAIL FIXTURE SOLUTIONS, INC.

By: Colleen Kirk  
Colleen Kirk, Attorney-in-Fact  
RETAIL FIXTURE SOLUTIONS, INC. under POA  
dated 12/29/2020

This notice was prepared by and  
after recording should be mailed to:  
Colleen Kirk, Attorney-in-Fact  
RETAIL FIXTURE SOLUTIONS, INC.  
c/o P. O. Box 241566  
Cleveland, OH 44124

Reference: N160571 DSG #1515 NORRIDGE IL

Property of Cook County Clerk's Office

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## VERIFICATION

The undersigned, Colleen Kirk, Attorney-in-Fact, being first duly sworn, on oath deposes and states that s/he is an authorized representative of RETAIL FIXTURE SOLUTIONS, INC., that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanic's Lien and that the statements therein are true and correct.

*Colleen Kirk*

Colleen Kirk, Attorney-in-Fact  
RETAIL FIXTURE SOLUTIONS, INC. under POA dated  
12/29/2020

SUBSCRIBED AND SWORN to

Before me this 28 day of  
October, 2021

*Keely Bindas*  
Notary Public

My commission expires: 4-22-2023

Ref. N160571 DSG #1515 NORRIDGE IL



KEELY J. BINDAS  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded In  
Cuyahoga County  
My Comm. Exp. 4/22/2023

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Loan No. 527471:11

**EXHIBIT A****DESCRIPTION OF LAND**

Parcel 1:

TRACT "A":

The South 1/2 of the East 1/2 of the South 1/2 of the North East 1/4 of the South East 1/4 of Section 13, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

TRACT "B":

That part of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of section 13, Township 40 North, Range 12 East of the Third Principal Meridian lying North of the Indian boundary line excepting therefrom a strip of land 66 feet wide across the Southeasterly part of the East 1/2 of the South 1/2 of the South East 1/4 of section 13, aforesaid, said strip being parallel with and adjacent Northwesterly to the Indian boundary line, conveyed to the Forest Preserve District of Cook County, Illinois, by Warranty Deed recorded March 5, 1918 as document number 6281705, in Cook County, Illinois.

Parcel 2:

The North 1/2 of the East 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 (excepting therefrom the North 33 feet thereof and the West 33 feet thereof), of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian and also excepting that part of the North half of the East half of the South half of the Northeast Quarter of the Southeast Quarter of Section 13, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: commencing at the intersection of the South line of Cullom Avenue with the West right-of-way line of FAP 848 (IL43) Harlem Avenue; thence along an assumed bearing South 00 degrees 05 minutes 38 seconds West along said West right-of-way line 8.535 meters (28.00 feet) to a point of beginning; thence continuing along said right-of-way line South 00 degrees 05 minutes 38 seconds West 82.142 meters (269.49 feet); thence North 87 degrees 47 minutes 47 seconds East 10.067 meters (33.03 feet) to a point on the East line of said Section 13; thence North 00 degrees 05 minutes 38 seconds East 100.743 meters (330.52 feet) along the East line of said Northeast quarter of the Southeast quarter of Section 13; thence South 87 degrees 47 minutes 47 seconds West 15.043 meters (49.35 feet); thence South 02 degrees 12 minutes 12 seconds East 10.059 meters (33.00 feet) to a point on said South line of Cullom Avenue; thence South 28 degrees 35 minutes 11 seconds East 9.519 meters (31.23 feet) to the point of beginning in Cook County, Illinois.

Commonly known as: 4050-4270 North Harlem Avenue, Norridge, Illinois

P.I.N.s: 12-13-405-006; 12-13-405-007; 12-13-405-008; 12-13-405-010; 12-13-405-011;  
12-13-416-009; 12-13-416-011; 12-13-416-014; 12-13-416-015; 12-13-405-005