

# UNOFFICIAL COPY

Doc#: 2134928572 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2021 02:59 PM Pg: 1 of 7

This instrument prepared and returned to:  
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296  
W/O: 4176971

## SUBCONTRACTOR'S NOTICE OF INTENTION TO FILE MECHANICS LIEN

To:  
Subcontractor  
SOLAR ONE, LLC  
2009 Independence Dr Ste 101  
Sherman, Texas 75090-0216

Owner  
FIELDS AUTO GROUP AND FIELDS ALPHA LLC  
2100 W Frontage Rd  
Glencoe, Illinois 60022-2201

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 SOLAR ONE, LLC, 2009 Independence Dr Ste 101, Sherman, Texas 75090-0216, (the "subcontractor") who has been employed by SOLAR ONE, LLC, 2009 Independence Dr Ste 101, Sherman, Texas 75090-0216, (the "Original Contractor") to furnish material and labor relating to racking, clamps, deflectors, bonding, miscellaneous supplies, inverters, optimizers, roof membrane, solar panels and related materials for and in said improvement under said Original Contractor's contract with FIELDS AUTO GROUP AND FIELDS ALPHA LLC, 2100 W Frontage Rd, Glencoe, Illinois 60022-2201 at the property commonly known as Fields Jeep IL, 2800 Patriot Blvd, Glenview, Illinois 60026 and more fully described as follows:

**Parcel Id: 04-22-100-048-0000**

**Job Address: 2800 Patriot Blvd, Glenview, Illinois 60026**  
**(See attached document)**

and the amount due the Claimant less all amounts paid to date is Two Hundred and Forty Two Thousand Eight Hundred and Fifty Five Dollars and Sixty Nine Cents (\$242,855.69).

The undersigned claims a lien thereof against your interest in the above described property

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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 December 14th 2021

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

By: R. Aleman  
Rachel Aleman, Claims Associate  
W/O: 4176971

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STATE OF TEXAS  
COUNTY OF TRAVIS

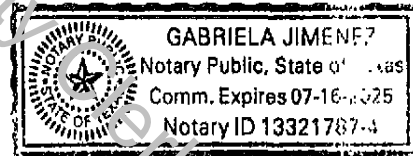
## AFFIDAVIT

Rachel Aleman, 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: *Rachel Aleman*  
Rachel Aleman, Claims Associate  
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296

Subscribed and sworn to before me this 14<sup>th</sup> day of December, 2021.

*Gabriela Jimenez*  
Notary Public  
W/O: 4176971



This instrument prepared and returned to:  
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296  
W/O: 4176971

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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, Rachel Aleman, Claims Associate of BILLD EXCHANGE, LLC, 2700 W. Anderson Ln Suite #206, Austin, Texas 78757 hereby files a claim for Mechanic's Lien against SOLAR ONE, LLC, (hereinafter referred to as "Contractor") and FIELDS AUTO GROUP AND FIELDS ALPHA LLC (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 September 14, 2021, Owner owned the following described land in the County of Cook, State of Illinois, to wit:

**Parcel Id: 04-22-100-048-0000**

**Job Address: 2800 Patriot Blvd, Glenview, Illinois 60026**

**(See Attached Document)**

Commonly known as 2800 Patriot Blvd, Glenview, Illinois 60026 and having the following permanent index number 04-22-100-048-0000 and hereinafter together with all improvements referred to as the "premises";

2. On information and belief, on or about September 14, 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 September 14, 2021, Contractor made a subcontract with lien claimant to furnish and supply labor, materials and equipment to racking, clamps, deflectors, bonding, miscellaneous supplies, inverters, optimizers, roof membrane, solar panels and related materials in the amount of \$242,855.69 (Two Hundred and Forty Two Thousand Eight Hundred and Fifty Five Dollars and Sixty Nine 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 September 21, 2021, lien claimant substantially completed all work contracted to be done including labor, materials to the value of Two Hundred and Forty Two Thousand Eight Hundred and Fifty Five Dollars and Sixty Nine Cents (\$242,855.69) [except that from time to time thereafter lien claimant has, at the request of SOLAR ONE, LLC, FIELDS AUTO GROUP AND FIELDS ALPHA LLC and/or SOLAR ONE, LLC, returned to the premises to perform certain completion work, the last occasion being on or about September 21, 2021;

6. Owner, or the agent, architect or superintendent of Owner (cannot, upon reasonable

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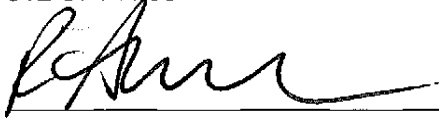
diligence, be found in said County) (do not reside in said County);

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 \$242,855.69 (Two Hundred and Forty Two Thousand Eight Hundred and Fifty Five Dollars and Sixty Nine 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 (W. Rev. Stat. ch. 82, §§ 5 and 24 (1991); 770 ILCS 60/5 and 60/24 (1992).

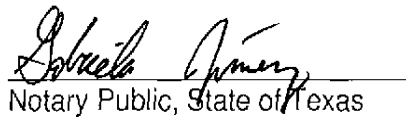
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
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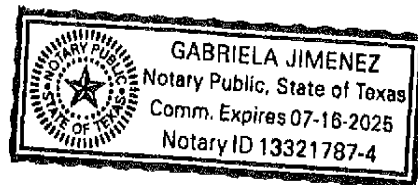
Rachel Aleman, Claims Associate

STATE OF TEXAS  
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2021 by Rachel Aleman, 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

This instrument prepared and returned to:  
BILLD EXCHANGE, LLC  
2700 W. Anderson Ln Suite #206  
Austin, Texas 78757  
512-874-7296  
W/O: 4176971



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## EXHIBIT A TO MORTGAGE

Exhibit A to MORTGAGE dated as of October 29, 2019, given by Fields Alpha LLC, an Illinois limited liability company as "Mortgagor" to Bank of America, N.A., a national banking association, as "Mortgagee."

**PARCEL 1:**

OUTLOT A IN THE PATRIOT MARKETPLACE SUBDIVISION OF LOT 1 IN THE SUBDIVISION NUMBER 2 OF GLENVIEW NAVAL AIRSTATION, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO PART OF LOT 4 IN ASSESSORS' DIVISION OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED JANUARY 8, 2002 AS DOCUMENT 0020026166.

**PARCEL 2:**

LOT 2 IN PATRIOT MARKETPLACE - UNIT 2 SUBDIVISION, A RESUBDIVISION, IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 2007 AS DOCUMENT 0725315090 IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS OVER CROSS-ACCESS AREAS, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PATRIOT MARKETPLACE SUBDIVISION, DATED DECEMBER 31, 2001 AND RECORDED JANUARY 8, 2002 AS DOCUMENT 0020026172, FIRST AMENDMENT RECORDED APRIL 25, 2003 AS DOCUMENT 0311531093, AND SECOND AMENDMENT RECORDED NOVEMBER 6, 2007 AS DOCUMENT 0731033000.

**PARCEL 4:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY PLAT OF PATRIOT MARKETPLACE - UNIT 2 SUBDIVISION DATED JULY 30, 2007 AND RECORDED SEPTEMBER 10, 2007 AS DOCUMENT 0725315090 FOR THE FOLLOWING PURPOSE(S) TO ACCESS, CONSTRUCT, INSTALL, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND/OR REMOVE EQUIPMENT AND APPURTENANCES NECESSARY FOR OPERATION OF GAS, ELECTRIC, TELEPHONE, CABLE, WATER, SANITARY SEWER OR STORM WATER DRAINAGE FACILITIES, OVER THE FOLLOWING DESCRIBED LAND:

THE EAST 10 FEET OF THE SOUTH 143.40 FEET OF LOT 1 IN PATRIOT MARKETPLACE - UNIT 2 SUBDIVISION, A RESUBDIVISION, IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 2007 AS DOCUMENT 0725315090 IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 2 AS CREATED BY PLAT OF PATRIOT MARKETPLACE - UNIT 2 SUBDIVISION DATED JULY 30, 2007 AND RECORDED SEPTEMBER 10, 2007 AS DOCUMENT 0725315090 FOR THE FOLLOWING PURPOSE(S) TO ACCESS, CONSTRUCT, INSTALL, LAY, MAINTAIN, OPERATE, RELOCATE, RENEW AND/OR REMOVE EQUIPMENT AND APPURTENANCES NECESSARY FOR OPERATION OF STORM WATER DRAINAGE FACILITIES OVER THE FOLLOWING DESCRIBED LAND:

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THE SOUTH 10 FEET OF THE EAST 50 FEET OF LOT 1 IN PATRIOT MARKETPLACE – UNIT 2  
SUBDIVISION, A RESUBDIVISION, IN THE EAST ½ OF THE NORTHWEST ¼ AND THE NORTHEAST  
¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 2007 AS DOCUMENT  
0725315090 IN COOK COUNTY, ILLINOIS.

Street Address of Property: 2800 Patriot Boulevard, Glenview, IL 60026

PIN: 04-22-100-048-0000  
04-22-100-052-0000  
04-22-100-053-0000

Property of Cook County Clerk's Office