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Doc#. 2201112361 Fee: \$56.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2022 01:35 PM Pg: 1 of 5

NOTICE OF CLAIM FOR MECHANIC'S LIEN

**IN THE OFFICE OF RECORDER
OF DEEDS OF COOK COUNTY,
ILLINOIS**

BUILDERS ASPHALT, LLC,)

(“Claimant”),)

v.)

MEGARA PROPERTIES LLC -)
SERIES 20, JESUS R. MARTINEZ,)
D/B/A J & F HARDSCAPES INC, and)
J & F HARDSCAPES INC.)

(“Defendants”)

“NOTICE TO OWNER

Do not pay the contractor for this work or material unless you have received from the contractor a waiver of lien or other satisfactory evidence of payment to the Claimant.”

NOTICE & CLAIM FOR LIEN IN THE AMOUNT OF: \$22,819.63, plus interest and collection costs.

Claimant, BUILDERS ASPHALT, LLC (“BUILDERS ASPHALT”), an Illinois corporation, located at 4413 Roosevelt Rd., Suite 108, Hillside, IL 60162 being a subcontractor for the provision of asphalt paving related materials, labor, tools and equipment on the real estate described below, hereby files a Notice and Claim for Lien against said property (“LAND”) and against MEGARA PROPERTIES LLC – SERIES 20, c/o Amanda Samelos, as Registered Agent, 35 Bridlewood Lane, Northbrook, IL 60062, who upon information and belief is the owner of record of the LAND (“OWNER”), which is commonly known as 811 Rohlwing Road, Rolling Meadows, IL 60008 and whose legal description is attached as Exhibit A

This document was prepared by:
RETURN TO:

Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza – Suite 110
Oakbrook Terrace, IL 60181
Telephone No. (630) 833-5533

P.I.N. NO. 02-23-401-048-0000
02-23-401-057-0000

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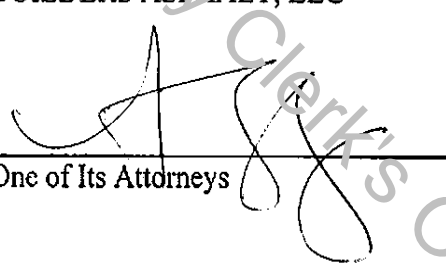
Claimant also hereby files a Notice and Claim for Lien against JESUS R. MARTINEZ D/B/A J & F HARDSCAPES, INC at 880 Joyce Lane, Elgin, IL 60120 and J & F HARDSCAPES, INC c/o Jesus R. Martinez, as Registered Agent, 880 Joyce Lane, Elgin, IL 60120 (collectively referred to as "JFH") who on information and belief, was a General Contractor for said project and/or who was authorized and/or knowingly permitted by OWNER to provide construction work on the LAND.

JFH and BUILDERS ASPHALT entered into an oral agreement whereby BUILDERS ASPHALT was to provide asphalt paving related materials, labor, tools and equipment for said project on or before November 16, 2021. BUILDERS ASPHALT thereafter completed all the work for which BUILDERS ASPHALT claims a lien on November 16, 2021.

To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay BUILDERS ASPHALT. Therefore, after all due credits, the amount left due, unpaid and owing to BUILDERS ASPHALT is \$22,819.63, for which amount, plus interest and collection costs, including reasonable attorney's fees, BUILDERS ASPHALT claim a lien on the LAND and on any monies due or to become due to BUILDERS ASPHALT, or any other party from OWNER for said project.

BUILDERS ASPHALT, LLC

By:


One of Its Attorneys

Amy Grogan
Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza – Suite 110
Oakbrook Terrace, IL 60181
Telephone No. (630) 833-5533

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VERIFICATION

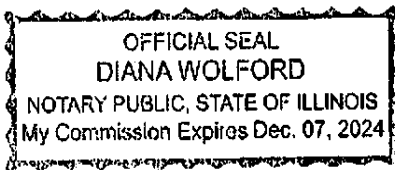
I, Ryan Gandy on oath state that I am the duly authorized agent of BUILDERS ASPHALT, LLC, that I have read the foregoing Notice and Claim for Mechanic's Lien against MEGARA PROPERTIES LLC – SERIES 20, and JESUS R. MARTINEZ D/B/A J & F HARDSCAPES, INC and J & F HARDSCAPES, INC and that the statements therein are true to the best of my information and belief.



President

Subscribed and Sworn to before me
this 31st day of December, 2021.

Diana Wolford
NOTARY PUBLIC



Amy Galvin Grogan
Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza – Suite 110
Oakbrook Terrace, IL 60181

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Telephone No. (630) 833-5533
ARDC# 6229364

PROOF OF SERVICE BY MAIL

I, Amy G. Grogan, an attorney, certify that I served the foregoing Notice and Claim for Mechanic's Lien on MEGARA PROPERTIES LLC – SERIES 20 c/o Amanda Stamelos, 35 Bridlewood Lane, Northbrook, IL 60062 (via certified mail, restricted delivery, return receipt requested), JESUS R. MARTINEZ D/B/A J & F HARDSCAPES INC 880 Joyce Lane, Elgin, IL 60120 (via certified mail, restricted mail, restricted delivery, return receipt requested) and J & F HARDSCAPES INC c/o Jesus P. Martinez as Registered Agent, 880 Joyce Lane, Elgin, IL 60120 (via certified mail, restricted delivery, return receipt requested) by depositing said mailed items at 2 Mid America Plaza – Suite 110, Oakbrook Terrace, IL 60181 on January 10, 2022 with proper postage prepaid.



Amy Galvin Grogan

Amy Galvin Grogan
Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza – Suite 110
Oakbrook Terrace, IL 60181
Telephone No. (630) 833-5533
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LEGAL DESCRIPTION – EXHIBIT A

THE EAST 600 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART LYING NORTH OF A LINE 150 FEET SOUTHERLY OF (AS MEASURED ALONG THE EAST LINE OF SAID SECTION 23) AND PARALLEL WITH THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD);

EXCEPTING THEREFROM THE WEST 190.45 FEET, AS MEASURED ALONG THE SOUTH LINE THEREOF, CONVEYED BY WARRANTY DEED DATED MARCH 25, 1985 AND RECORDED APRIL 2, 1985 AS DOCUMENT 27497847;

ALSO EXCEPTING THEREFROM THE PROPERTY DEDICATED FOR A PUBLIC STREET PURSUANT TO THAT CERTAIN PLAT OF STREET DEDICATION, DATED AUGUST 16, 1983 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 26866158;

ALSO EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE STEEL PIPE AND ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SAID EAST LINE, ALSO BEING THE CENTERLINE OF ROHLWING ROAD, HAVING AN ILLINOIS EAST ZONE GRID BEARING OF SOUTH 00 DEGREES 07 MINUTES 50 SECONDS WEST 540.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BERDNICK STREET, RECORDED NOVEMBER 1, 1983 AS DOCUMENT NO. 26866158 IN COOK COUNTY, ILLINOIS, EXTENDED EASTERLY; THENCE NORTH 59 DEGREES 21 MINUTES 11 SECONDS WEST 61.94 FEET ALONG SAID SOUTHERLY LINE EXTENDED TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SAID ROHLWING ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 02 DEGREES 18 MINUTES 04 SECONDS WEST 19.00 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 47 DEGREES 05 MINUTES 12 SECONDS WEST 75.05 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID BERDNICK STREET; THENCE SOUTH 59 DEGREES 21 MINUTES 11 SECONDS EAST 63.00 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, CONVEYED BY SPECIAL WARRANTY DEED RECORDED MARCH 2, 2004 AS DOCUMENT 0406249258.