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Doc#. 2201206347 Fee: \$58.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2022 03:20 PM Pg: 1 of 7

Recording Requested by and
Document Prepared By:
Loberg Construction
311 E. ILLINOIS AVE.
Palatine , IL 60067

SPACE ABOVE FOR RECORDER'S USE

Please Return To:
Loberg Construction:
c/o Mail Center
9450 SW Gemini Dr #7790
Beaverton, Oregon 97008-7105
Reference ID: 6506349

ORIGINAL CONTRACTOR'S CLAIM OF LIEN

In the Office of the Recorder of Deeds County of: Cook County, State of: Illinois

Claimant:

Loberg Construction
311 E. ILLINOIS AVE.
Palatine , IL 60067

Services: Services, labor, materials, equipment, and/
or work provided by the Claimant:

Construct new Take 5 Oil Change location.
Client canceled contract for his convenience.

Property Owner:

Imperial Realty Company
4747 W Peterson Ave
Chicago, Illinois 60646

Amount of Claim: \$68,017.43

Total Amount of Contract: 742,960.88

Tenant

The Welms Group
1250 Lindenwood Drive
Winnetka, Illinois 60093

Contract Type: Written

Date of Contract: May 05, 2021

Hiring Party / Tenant:

The Welms Group
1250 Lindenwood Drive
Winnetka, Illinois 60093

Date Last Furnish of Services: September 30, 2021

PIN: 07-10-300-010-0000

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Property: Services were furnished in the improvement and/or construction of real property described as follows:

2 West Golf Road
Schaumburg, Illinois 60195
County: Cook County
State of: Illinois

Legally Described As:

Please see attached Exhibit A.

THE UNDERSIGNED LIEN CLAIMANT, above-identified as the **Claimant**, hereby files a claim for a **Mechanic's Lien** against the above-identified **Hiring Party / Tenant**, defined as an "owner" of the above-described **Property** by the Illinois Mechanics Lien Act, and all other parties having or claiming an interest in the real estate above-identified as the **Property**.

The **Claimant** contracted with the above-identified **Hiring Party** by entering into the contract above-identified and described as the **Contract**. The contract was such that the **Claimant** would provide the above-described **Services** to the **Property** for the total cost of the contract, above-identified. The **Claimant** states that it did so provide the above-described Services.

The **Claimant** last furnished labor and/or materials to the **Property** on the date above-indicated.

After giving the **Hiring Party** all just credits, offsets and payments, the balance unpaid, due and owing to the **Claimant** is above-identified as the **Amount of Claim**; for which, with interest, the **Claimant** claims liens on the **Property** and improvements.

State of Louisiana County of Orleans

Signed on: January 11, 2022

Signature: 

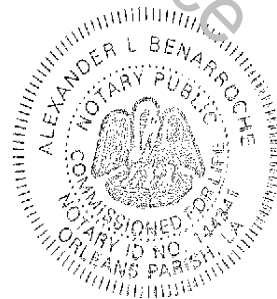
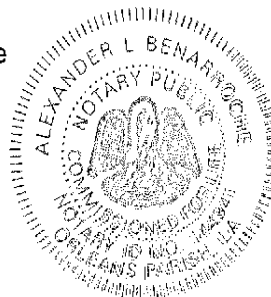
Loberg Construction

Signed by Authorized Agent: Bradford Seaton

On the date indicated to the right of this verification, Bradford Seaton, authorized and disclosed agent for Loberg Construction, personally came and appeared before me, and voluntarily executed this instrument in the agent's stated capacity. The deponent says that s/he has read the foregoing Claim of Lien and knows the contents thereof, that as the appointed agent for the Claimant the deponent has been provided the information indicated in this notice, and that the same is true upon the deponent's information, knowledge and belief.



Notary Public



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Exhibit A

Property Address: 2 W. GOLF ROAD,
SCHAUMBURG IL 60193

Legal Description:

LOT 1 (EXCEPT THEREFROM THAT PART THEREOF LYING SOUTHEASTERLY OF A LINE EXTENDED FROM THE EAST LINE OF LOT 1 AFORESAID, 40 FEET NORTH OF THE SOUTHEAST CORNER THEREOF TO THE SOUTH LINE OF LOT 1 AFORESAID, 40 FEET WEST OF SAID SOUTHEAST CORNER) IN WITHAEGER HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 15, 1958 AS DOCUMENT NUMBER 1817779, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1 ON AN ASSUMED BEARING NORTH 00 DEGREES 15 MINUTES 26 SECONDS EAST, 26.06 FEET TO A POINT ON A LINE THAT IS 26.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 86 DEGREES 31 MINUTES 02 SECONDS EAST ALONG SAID PARALLEL LINE, 73.05 FEET; THENCE EASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO NORTH, RADIUS 75.00 FEET, CENTRAL ANGLE 86 DEGREES 15 MINUTES 36 SECONDS, 112.91 FEET TO A POINT ON A LINE THAT IS 22.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1, SAID EAST LINE ALSO BEING THE WEST LINE OF ROSELLE ROAD (AS DEDICATED PER DOCUMENT NO. 1090692, RECORDED MAY 20, 1931); THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS EAST ALONG SAID PARALLEL LINE, 80.11 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG SAID NORTH LINE NORTH 86 DEGREES 30 MINUTES 23 SECONDS EAST, 22.05 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 15 MINUTES 26 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 136.43 FEET; THENCE SOUTH 43 DEGREES 23 MINUTES 14 SECONDS WEST, 58.38 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 ALSO BEING THE NORTH LINE SAID GOLF ROAD; THENCE SOUTH 86 DEGREES 31 MINUTES 02 SECONDS WEST, 125.35 FEET ALONG THE SOUTH LINE OF LOT 1 TO THE POINT OF BEGINNING

Permanent Index No.: 07-10-300-010-0000,

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Loberg Construction Company
311 E. Illinois Avenue
Palatine, IL 60067

EXHIBIT B

Invoice

BILL TO:

The Welms Group
1250 Lindenwood Drive
Winnetka, IL 60093

DATE: October 27, 2021

INVOICE #: 302149

TERMS: Due Net 30

PROJECT: 21-0123

MAINT ISSUE / PO #:

SHIP TO:

DESCRIPTION	AMOUNT
Monthly Progress Billing Through 10-31-21	\$68,017.43
All appropriate tax has been paid on materials used.	
TOTAL	\$68,017.43

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APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

Page 1 of 3

TO OWNER:
The Welms Group
 1750 Lindenwood Drive
 Winnetka, IL 60093

PROJECT:
Take 5 Schaumburg
 2 West Golf Road
 Schaumburg, IL 60195

FROM CONTRACTOR:
Loberg Construction Co., Inc.
 311 E. Illinois Ave
 Palatine, IL 60067

VIA ARCHITECT:
Childrey Robinson Associates
 1212 Kenilworth Ave
 Charlotte, NC 28204

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment as shown below, in connection with the Contract.
 Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	68,017.43
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (line 1 + 2)	\$	68,017.43
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	68,017.43
5. RETAINAGE:		
a. 10 % of Completed Work	\$	0.00
(c column D + E on G703)		
b. % of Stored Material	\$	
(c column F on G703)		
Total Retainage (lines 5a + 5b or (c column F on G703))	\$	0.00
6. TOTAL FARNISHED RETAINAGE (line 4 less line 5 Total)	\$	68,017.43
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (line 6 from prior certificate)	\$	0.00
8. CURRENT PAYMENT DUE	\$	68,017.43
9. BALANCE TO FINISH (INC. RETAINAGE (line 7 less line 6))	\$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTAL \$	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR



Date:

10/20/24

By: _____

County of:

27th

day of

Cook

October, 2021

My Commission expires:

11/05/24

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the Architect's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Each explanation of amount certified differs from the amount applied. Initial all figures on this Application and enter Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT

By: _____

Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

KRISTIN L. RUBINO
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Nov 5, 2024

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CONTINUATION SHEET

Take 5 Schaumburg

Page: 2 of 8

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column 1 for contracts where variable retainerage for fee items may apply.

Building Owner The Metus Group

A	B	C	D	E	F	G	H	I	J	K
1	2	3	4	5	6	7	8	9	10	11
1	2	3	4	5	6	7	8	9	10	11
1	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Project Manager		\$15,540.00		\$15,540.00				
2	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	St. Project Manager		\$12,210.00		\$12,210.00				
3	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Project Engineer		\$7,381.50		\$7,381.50				
4	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Superintendent		\$416.25		\$416.25				
5	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Engineer		\$1,155.00		\$1,155.00				
6	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Master		\$28,304.80		\$28,304.80				
7	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Temp. Fence		\$2,189.44		\$2,189.44				
8	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Roofing		\$555.00		\$555.00				
9	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Insurance Bond		\$200.00		\$200.00				
10	Takeberg Construction Co., Inc. 311 E. Illinois Ave. Peotone, IL 60467	Schaumburg / Income		\$65.44		\$65.44				
GRAND TOTALS				\$68,017.43		\$68,017.43				

Users may obtain validation of this document by requesting of the license a completed AIA Document G702 - Certification of Document's Authenticity

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FINAL WAIVER OF LIEN

STATE OF ILLINOIS }
COUNTY OF COOK } SS

Project No: 21-0123
Draw No: 1

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by The Welms Group
to furnish General Contracting
for the premises known as Take 5 Schaumburg
of which The Welms Group is the owner.

THE undersigned, for and in consideration of Sixty Eight Thousand Seventeen and 43/100
\$68,017.43 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive
and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said
above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or
other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery, heretofore furnished,
or which may be furnished at any time hereafter, by the undersigned, for the above described premises, including extras*.

DATE 10/27/2021 COMPANY NAME Loberg Construction Co., Inc.
ADDRESS 311 E Illinois Avenue, Palatine, Illinois 60067

SIGNATURE AND TITLE [Signature] Rich Leifert, VP of Operations

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS BOTH ORAL AND WRITTEN TO THE CONTRACT.

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, Rich Leifert BEING DULY SWORN, DEPOSES AND
SAYS THAT HE IS THE VP of Operations OF Loberg Construction Co., Inc.
WHO IS THE CONTRACTOR FURNISHING General Contracting
WORK ON THE BUILDING LOCATED Take 5 Schaumburg
OWNED BY The Welms Group

That the total amount of the contract including extras is \$68,017.43 on which he has received payment of
\$0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no
claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or
both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof
and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to
plans and specifications:

NAME	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
Loberg Construction Co., Inc.	General Contracting	\$68,017.43	\$0.00	\$68,017.43	\$0.00
TOTAL LABOR AND MATERIAL (INCLUDING EXTRAS*) TO COMPLETE		\$68,017.43	\$0.00	\$68,017.43	\$0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work
of any kind done or to be done upon or in connection with said work other than above stated.

DATE 10/27/2021 SIGNATURE [Signature]

* EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS,
BOTH ORAL AND WRITTEN TO THE CONTRACT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th DAY OF October, 2021

[Signature]
NOTARY PUBLIC

KRISTIN L RUBINO
Official Seal
Notary Public - State of Illinois
My Commission Expires Nov 5, 2024