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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/20/2022 10:38 AM PG: 1 OF 3

This document has been prepared by and after recording should be returned to:

Adam P. Czapulonis, Esq.
5858 N. Milwaukee Ave.
Chicago, IL 60646

CONTRACTOR'S 90-DAY NOTICE & CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The Claimant, A&F Tile Corp., hereby files its original contractor's claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate (Owner):

Maria Carmela Bartolomeo and Orazio Bartolomeo (Owner), JP Morgan Chase (Lender), and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner by means of a mortgage, leasehold, liens or such similar encumbrances (Other Lien Claimants)

Claimant states as follows:

1. On or about December 6, 2021 and subsequently, Maria Carmela Bartolomeo and Orazio Bartolomeo (Owner) owned fee simple title to the real estate (including all land and improvements thereon) (Real Estate) in Cook County, Illinois, commonly known as 291 Donlea Rd., Barrington Hills, Illinois 60010, and legally described as follows:

See attached Ex. "A"

PIN: 01-04-300-006-0000; 01-05-402-005-0000

2. Claimant entered into an agreement (Contract) on or about December 6, 2021 with Owner. Alternatively, Claimant entered into an agreement with Owner's agent, manager, and/or General Contractor Edyta Szlezak, and the work was performed with the knowledge and consent of Owner; alternatively, Owner authorized Edyta Szlezak to enter into the Contract with the knowledge of the Contract's contents; or, alternatively, Owner knowingly permitted Edyta Szlezak to enter into the Contract in order install tiles on floors, walls of bathrooms, bathroom floors and shower bases, labor and material included, for a sum of \$25,905.

3. Thereupon, during the pendency of the underlying agreement and performance thereof, Claimant entered into an oral extras agreement (Extras) with Owner. Alternatively, Claimant entered into an oral extras agreement with Owner's agent, manager, and/or General Contractor Edyta Szlezak, and the work was performed with the knowledge and consent of Owner; alternatively, Owner authorized Edyta Szlezak to enter into an oral extras agreement with the knowledge of the agreement's contents; or, alternatively, Owner knowingly permitted Edyta Szlezak to enter into an oral extras agreements in order to install master bathroom and small bathroom ditra, floor tiles and perform wall repairs for a sum of \$4,620 and \$1,450 to cover additional 45 angle tile cuts.

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4. The last day of Claimant's performance at the foregoing Real Estate was March 30, 2022.

5. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits and/or excusing performance due to non-payment, the principal sum of \$15,975, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$16,975 plus interest.

By *Andrzej Zagata*
ANDRZEJ ZAGATA, President
A&P Tile, Corp.

VERIFICATION

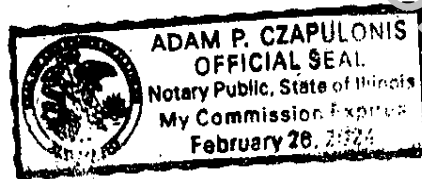
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

ANDRZEJ ZAGATA being first duly sworn on oath, states that he is President of A&P Tile, Corp., a corporation doing business in the State of Illinois, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.

By *Andrzej Zagata*
ANDRZEJ ZAGATA, President
A&P Tile, Corp.

Subscribed and sworn to before me
this 12th day of March, 2022.

[Signature]
Notary Public



My commission expires Feb 26, 2024.

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EX. A

291 Donlea Rd., Barrington Hills, Illinois 60010

Legal Description:

PIN: 01-05-402-005-0000

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF DONLEA ROAD, WITH THE EAST LINE OF SECTION 5 AFORESAID, BEING A POINT 403.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF DONLEA ROAD, BEING A PUBLIC ROAD, RUNNING NORTHEASTERLY AND SOUTHWESTERLY ACROSS THE EAST 1/2 OF SAID SECTION 5, A DISTANCE OF 450.1 FEET TO AN ANGLE IN SAID ROAD; THENCE SOUTHWESTERLY IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH A PROLONGATION OF SAID LAST DESCRIBED COURSE OF 12 DEG. 13' NORTHERLY, A DISTANCE OF 360 FEET TO THE INTERSECTION OF DONLEA ROAD, WITH THE CENTER LINE OF SUTTON ROAD, SAID SUTTON ROAD BEING A PUBLIC ROAD RUNNING NORTHWESTERLY AND SOUTHWESTERLY ACROSS THE EAST 1/2 OF SAID SECTION 5, THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID DESCRIBED PUBLIC ROAD, TO A POINT 242.87 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTER LINE OF SUTTON ROAD WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, THENCE NORTHEASTERLY 318.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 5, SAID POINT BEING 1,318.04 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 5 TO THE PLACE OF BEGINNING EXCEPT IN FROM SAID TRACT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF DONLEA ROAD AND SUTTON ROAD, THENCE NORTHEASTERLY ALONG THE CENTER LINE OF DONLEA ROAD WHICH MAKES AN ANGLE OF 81 DEG. 33 MINUTES 20 SECOND WITH THE CENTER LINE OF SUTTON ROAD MEASURED FROM A SOUTHEAST TO NORTHEAST FOR A DISTANCE OF 211.10 FEET, THENCE SOUTHEASTERLY ALONG A LINE WHICH MAKES ANGLE OF 90 DEG. WITH THE LAST DESCRIBED LINE FOR A DISTANCE OF 201.55 FEET, THENCE SOUTHWESTERLY ALONG A LINE WHICH MAKES ANGLE OF 106 DEG. 01 MINUTES WITH THE LAST DESCRIBED LINE FOR A DISTANCE OF 183.40 FEET TO THE CENTER LINE OF SUTTON ROAD, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SUTTON ROAD FOR A DISTANCE OF 255.10 FEET TO THE PLACE OF BEGINNING.

PIN: 01-04-300-006-0000

THE WEST 25 FEET OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS LYING SOUTH OF THE CENTER LINE OF DONLEA ROAD AND NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 THROUGH A POINT ON SAID WEST LINE 920.04 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4.