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SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN 770 ILCS 60/24

Doc#: 2230025104 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2022 02:57 PM Pg: 1 of 5

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

James P. Chivilo
Holland & Knight LLP
150 N. Riverside Plaza
Suite 2700
Chicago, Illinois 60606

Via U.S. Mail and Certified Mail, Delivery Restricted to the Addressee Only, Return Receipt Requested To:

Owner

IDIL 3500 Wolf, LLC
c/o CT Corporation System, Registered Agent
208 S. LaSalle Street
Suite No. 814
Chicago, Illinois 60604

Contractor

Principle Construction Corp.
c/o Timothy R. Rabel, Registered Agent
120 N. LaSalle Street
Suite No. 2600
Chicago, Illinois 60602

Lien Claimant

Waste Management of Illinois, Inc.
c/o CT Corporation System, Registered Agent
208 S. LaSalle Street
Suite NO. 814
Chicago, Illinois 60604

Owner

IDIL 3500 Wolf, LLC
c/o Legal Department
1197 PeachTree Street NE
Suite No. 600
Atlanta, GA 30361

Contractor

Principle Construction Corp.
c/o James A. Brucato, President and Secretary
9450 West Bryn Mawr Avenue
Suite No. 120
Rosemont, Illinois 60018

Lien Claimant

Waste Management of Illinois, Inc.
c/o Kori M. Bazanos, Legal Counsel
Bazanos Law P.C.
20 N. Clark Street
Chicago, Illinois 60602

1. Claimant, A.A. Conte & Son, Inc. ("Claimant"), an Illinois Corporation, maintains its principal place of business at 31W007 North Avenue West Chicago, Illinois 60185, hereby files a claim for mechanic's lien against the Property described herein and against the interests of IDIL 3500 Wolf, LLC ("Owner"); Principle Construction Corp. ("Contractor"); Waste Management of Illinois, Inc. ("Lien Claimant") and any other persons claiming to be interested in the Property.

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2. That prior to and on July 1, 2020, Owner owned certain real property located at the common address of 3500 Wolf Road, Franklin Park, Illinois, Permanent Index Numbers 12-19-400-006-0000 and 12-19-400-021-0000 and further legally described in this paragraph below (the "Property").

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER 2,364.40 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 110.0 FEET TO THE POINT OF BEGINNING OF TRACT TO BE DESCRIBED; THENCE CONTINUING WEST ALONG SAID RIGHT ANGLE LINE (BEING THE SOUTH LINE OF ADDISON STREET, A PRIVATE STREET), A DISTANCE OF 799.33 FEET; THENCE SOUTH AT RIGHT ANGLES, 354.0 FEET; THENCE SOUTHWESTERLY 101.27 FEET TO A POINT IN A LINE 370.0 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF ADDISON STREET AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE, 507.0 FEET; THENCE SOUTH AT RIGHT ANGLES 12.50 FEET; THENCE EAST AT RIGHT ANGLES, 392.33 FEET TO A LINE 110.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH-ALONG THE SAID PARALLEL LINE 382.50 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 12-19-400-006-0000
12-19-400-021-0000

Common Address: 3500 Wolf Road, Franklin Park, IL 60131

3. Upon information and belief, there are no lenders of record with a recorded mortgage that have a right, title, claim or interest in the Property.

4. In July 2020 Owner and or Owner's agent, with authority of Owner, entered into a contract with the Contractor to provide labor, materials, equipment and services in connection with construction of 3500 Wolf Spec Warehouse, including but not limited to providing contracting services to build an industrial warehouse building, truck docking, off street parking, trailer stalls, truck court and build other general improvements for the use in the construction for the development of the Property.

5. On or about August 3, 2021, the Contractor entered into a contract with Claimant as a subcontractor, to generally provide excavating work for the development and improvement of the Property for the sum of Four Hundred Five Thousand and No/100 Dollars (\$405,000.00) ("Subcontract").

6. At the special insistence and request of the Contractor and the Owner, and or Owner's agent, Claimant furnished extra and additional work, equipment, labor, service, materials and supplies with a value of Four Hundred Sixty Eight Thousand Eight Hundred and Thirty Three and No/100 Dollars (\$468,833.00). The total value of all materials and supplies that the Contractor and Owner and or Owner's agent, requested and that Claimant provided

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amounted to Eight Hundred Seventy Three Thousand Eight Hundred and Thirty Three and No/100 Dollars (\$873,833.00).

7. Claimant completed all that was required pursuant to its contract, as well as any and all requests for extras, on August 6, 2022.

8. After all due credits are given for amounts paid and deductive change orders to the Subcontract in the total amount of Three Hundred Fourth Three Thousand Nine Hundred and No/100 Dollars (\$343,900.00) (\$270,900.00 previous payments and \$73,000.00 deductive change orders) a balance remains due and owing to Claimant in the amount of Five Hundred Twenty Nine Thousand Nine Hundred Thirty Three and No/100 Dollars (\$529,933.00).

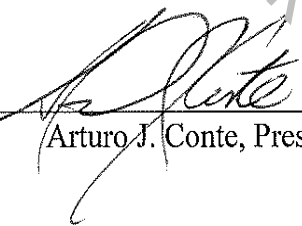
9. There is currently due, unpaid and owing to Claimant for the above described materials the sum of Five Hundred Twenty Nine Thousand Nine Hundred Thirty Three and No/100 Dollars (\$529,933.00), plus interest, attorneys' fees and costs.

10. Claimant hereby claims a mechanic's lien against the Property, all improvements made to the Property and any money or other consideration due or to become due from the Owner against Owner, Contractor, Lien Claimant and any and all persons interested in the Property in the amount of Five Hundred Twenty Nine Thousand Nine Hundred Thirty Three and No/100 Dollars (\$529,933.00) plus interest, attorneys' fees and costs.

11. Claimant hereby revokes any and all waivers of liens and waiver of rights for which Claimant has not received payment set forth above.

Dated: October 26, 2022

A. A. Conte & Son, Inc.

By: 
Arturo J. Conte, President

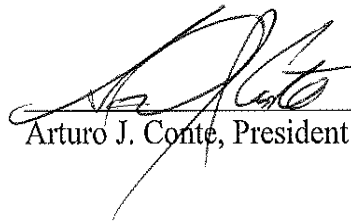
This document has been prepared by and after recording should be returned to:
James P. Chivilo
Holland & Knight LLP
150 N. Riverside Plaza
Suite 2700
Chicago, Illinois 60606
312-263-3600 Office General
312-715-5895 JPC Direct Office
630-247-2373 JPC Mobile

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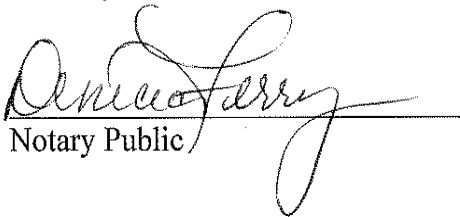
VERIFICATION

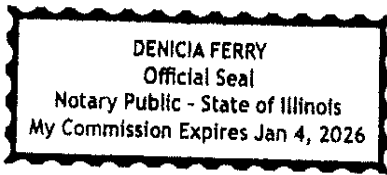
STATE OF ILLINOIS)
) ss:
 COUNTY OF DUPAGE)

I, Arturo J. Conte, being first duly sworn on oath, and under penalty of perjury, depose and state that I am the President for A. A. Conte & Son, Inc. the above mentioned claimant, and that I am duly authorized to make this Affidavit on its behalf; that I have read the above and foregoing Subcontractor's Notice and Claim for Lien and that the statements made therein are true in substance and in fact.


 Arturo J. Conte, President

Subscribed and sworn before me this
 26th day of October, 2022.


 Notary Public



Property of Cook County Clerk's Office

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CERTIFICATE OF SERVICE

The undersigned, James P. Chivilo, an attorney for Holland & Knight LLP, being first duly sworn on oath, and under penalty of perjury, depose, state and hereby certifies that a true and correct copy of this **Subcontractor's Notice and Claim for Lien** was coordinated to be sent via first class mail, postage prepaid, and also, via certified mail, return receipt requested and delivery limited to addressee only, on this 26th day of October 2022, to the following:

Owner

IDIL 3500 Wolf, LLC
c/o CT Corporation System, Registered Agent
208 S. LaSalle Street
Suite No. 814
Chicago, Illinois 60604

Owner

IDIL 3500 Wolf, LLC
c/o Legal Department
1197 PeachTree Street NE
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c/o CT Corporation System, Registered Agent
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Suite NO. 814
Chicago, Illinois 60604

Lien Claimant

Waste Management of Illinois, Inc.
c/o Kori M. Bazanos, Legal Counsel
Bazanos Law P.C.
20 N. Clark Street
Chicago, Illinois 60602

Subscribed and sworn before me this
26th day of October 2022.


James P. Chivilo


Notary Public

