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Doc#: 2232513036 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/21/2022 09:49 AM Pg: 1 of 4

01493-55 E Lake

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE CLAIMANT, **Advanced Plumbing Corp.**, located at 2575 Saint Johns Ave., Highland Park, Illinois 60035, claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **Stamelos Bros, Ltd.**, owner (the "Owner"), **Angeliki Stamelos**, interested party, and any other person claiming an interest in the real estate more fully described below, by, through or under the **Owner**, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of Cook and the County of Cook, State of Illinois, to wit:

PARCEL: See Exhibit A

P.I.N.: 03-04-101-012-0000

which property is commonly known as 55 E. Lake Cook Road, Buffalo Grove, Illinois 60089.

2. That or about June 7, 2021, **Angeliki Stamelos** entered into a contract with Claimant to furnish labor and materials related to removal and relocation of an existing lift station and installation of a new sanitary lift station system, at said premises.

3. That the contract was entered into by **Angeliki Stamelos** and the work was performed with the knowledge and consent of the **Owner**.

4. In the alternative, the **Owner** authorized **Angeliki Stamelos** to enter into the contract.

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5. In the alternative, the **Owner** knowingly permitted **Angeliki Stamelos** to enter into the contract for the improvement.

6. The Claimant completed its work under its contract on November 18, 2022, which entailed the delivery of said labor and materials.

7. That, after allowing all credits and payments, there is unpaid and owing to the Claimant the principal sum of **Ninety-Nine Thousand Four Hundred Thirty-Four and 32/100 Dollars (\$99,434.32)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum as of July 6, 2022.

8. Claimant claims a lien on the real estate and against the interests of the **Owner** and other parties named above in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) in the amount **Ninety-Nine Thousand Four Hundred Thirty-Four and 32/100 Dollars (\$99,434.32)**, plus interest.

Advanced Plumbing Corp.

By: 

One of its attorneys

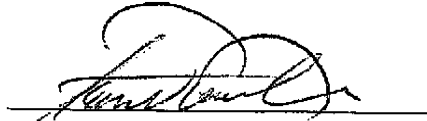
This notice was prepared by and after recording should be mailed to:

Mark B. Grzymala
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847.920.7286
mark@grzymalalaw.com


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VERIFICATION

The undersigned, **Ziggy Jonak**, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **Advanced Plumbing Corp.** that s/he has read the above and foregoing General Contractor's Claim for Mechanics Lien and that the statements therein are true and correct.



SUBSCRIBED AND SWORN to
before me this 18th day
of November 2012


Notary Public

My commission expires: 10/24/2026

Property of Cook County Clerk's Office

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EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 03-04-101-012-0000

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, AND THAT PART OF THE NORTH 1/2 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33 WITH THE SOUTHERLY LINE OF LAKE COOK ROAD, THENCE ON AN ASSUMED BEARING OF SOUTH 68 DEGREES 38 MINUTES 56 SECONDS EAST ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES 02 MINUTES 59 SECONDS AS MEASURED FROM EAST TO SOUTH FROM SAID SOUTHERLY LINE OF LAKE-COOK ROAD, 395.99 FEET; THENCE SOUTH 30 DEGREES 20 MINUTES 15 SECONDS EAST, 134.05 FEET; THENCE SOUTH 56 DEGREES 57 MINUTES 12 SECONDS EAST, 62.61 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 37 SECONDS EAST, 15.53 FEET TO A POINT ON AN ARC 70.00 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH THE CENTERLINE OF MCHENRY ROAD (ILLINOIS ROUTE 83), BEING A 1,502.69 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS NORTH 51 DEGREES 22 MINUTES 53 SECONDS EAST FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY LINE OF MCHENRY ROAD AFORESAID, 210.06 FEET, CENTRAL ANGLE 8 DEGREES 00 MINUTES 34 SECONDS; THENCE NORTH 59 DEGREES 23 MINUTES 27 SECONDS EAST ALONG A RADIAL LINE, 20.00 FEET TO A POINT ON A 1,482.69 FOOT RADIUS CURVE CONCENTRIC WITH THE AFOREMENTIONED CENTERLINE OF MCHENRY ROAD; THENCE NORTHERLY ALONG SAID CURVE AND WESTERLY LINE OF MCHENRY ROAD, CENTRAL ANGLE 9 DEGREES 04 MINUTES 56 SECONDS, 234.78 FEET TO THE NORTH LINE OF THE SOUTH 108.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 33 AFORESAID; THENCE NORTH 89 DEGREES 37 MINUTES 06 SECONDS ALONG SAID NORTH LINE, 36.34 FEET TO A POINT ON THE SOUTHERLY LINE OF LAKE-COOK ROAD AFORESAID, BEING A 2,226.83 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 18 DEGREES 49 MINUTES 56 SECONDS EAST FROM SAID POINT; THENCE WESTERLY ALONG SAID CURVE AND SOUTHERLY LINE OF LAKE COOK ROAD AFORESAID, 211.84 FEET, CENTRAL ANGLE 5 DEGREES 27 MINUTES 02 SECONDS; THENCE SOUTH 66 DEGREES 17 MINUTES 05 SECONDS ALONG SAID SOUTHERLY LINE, 70.74 FEET TO THE POINT OF BEGINNING, IN LAKE AND COOK COUNTIES, ILLINOIS.