

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK        )

Doc#. 2233941151 Fee: \$55.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/05/2022 02:25 PM Pg: 1 of 2

## SUBCONTRACTORS 90-DAY NOTICE OF LIEN

The Lien Claimant P. Walker Bros., Inc. of Golf, County of Cook, State of Illinois hereby files notice and claim for Mechanics Lien against:

Capital Development Group USA LLC  
c/o Zeidman & Associates Ltd.  
4711 Golf Rd, Suite 1125  
Skokie, IL 60076

Contractor and Present Owner

Wheeling Prairie, L.L.C.  
c/o Corporation Service Company  
251 Little Falls Drive  
Wilmington, DE 19808

Former Owner

Neder Capital Services LLC  
c/o John Mraibe  
14600 John Humphrey Drive  
Orland Park, IL 60462

Former Owner

and any person claiming an interest in the Real Estate, as hereinafter described, by, through and under the Former and Present Owners and states:

That the Former Owners owned and the Present Owner owns the following described premises in the County of Cook, State of Illinois, to wit:

Lots 1 through 19 in the Final Plat of Prairie Park At Wheeling Resubdivision according to the Plat thereof recorded September 13, 2022 as Document No. 2225613066 in Cook County, Illinois.

PIN: 03-02-100-081

Common Address: 60-90 Prairie Park Ct, Wheeling, IL 60090

on December 17, 2021 and Capital Development Group USA, LLC was the contractor for the improvement thereof.

That on December 17, 2021 the Lien Claimant made a contract with Capital Development Group USA, LLC to supply material and labor for said improvement to the premises erected on said land to wit: to provide excavating for the sum and value of \$539,059.00 and interest and costs.

That, at the request of the Owners, or with the Owner's or Owner's Agent or Owner's Representative's knowledge and authority the Lien Claimant furnished extra labor to said premises for the value of \$52,438.00.

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That on August 17, 2022 the Lien Claimant completed thereunder all required to be done by said contract and last performed work under said Contract.

That said Former and Present Owners are entitled to credits on account thereof in the sum of \$422,637.39 Dollars leaving due, unpaid and owing to the Lien Claimant, after allowing all credits, the balance of **Ninety Six Thousand Nine Hundred Thirty Eight (\$96,938.00) Dollars for work completed** which, with interest and attorney's fees, the Lien Claimant claims a Mechanics Lien on said premises, land and improvements.

P. Walker Bros, Inc.

By: *Robert M Walker*  
P. Walker Bros, Inc.

### NOTICE TO OWNER

**DO NOT PAY THE CONTRACTOR FOR THIS WORK OR MATERIAL DELIVERED UNLESS YOU HAVE RECEIVED FROM CONTRACTOR A WAIVER OF LIEN BY OR OTHER SATISFACTORY EVIDENCE OF PAYMENT TO THIS SUBCONTRACTOR.**

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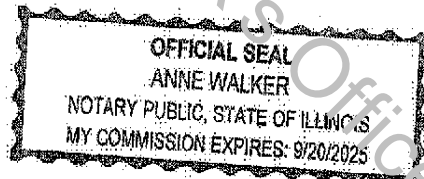
The Affiant, Robert M Walker, being first duly sworn, on oath deposes and says that he is the President of P. Walker Bros., Inc. that he is authorized to sign this Verification to the foregoing Subcontractor's Claim for Lien; that he has read the foregoing Subcontractor's Claim for Lien and knows the contents thereof; and that all the statements therein contained are true.

*Robert M Walker*  
Robert M. Walker  
P. Walker Bros., Inc.

Subscribed and Sworn to before me

this 14 day of November, 2022

*Anne Walker*  
Notary Public



This Document was prepared by: P. Walker Bros., Inc.  
Please Mail to: 16 Dover Ln.  
PO Box 26  
Golf, IL 60029