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Doc#. 2300446170 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/04/2023 02:08 PM Pg: 1 of 4

NOTICE OF SUBCONTRACTORS CLAIM and ILLINOIS MECHANIC'S LIEN CLAIM
(770 ILCS 60/7)

STATE OF ILLINOIS
COUNTY OF COOK

The claimant, **Refrigeration & Equipment Services LLC, d/b/a Lee's Foodservice Parts & Repairs**, hereby files a claim for lien against **TR Greenspoint LLC, 120 North LaSalle Street, Suite 2900, Chicago, IL 60602** (hereinafter referred to as "owner"), **Voya Investment Management LLC, 5780 Powers Ferry Road NW, Suite 300, Atlanta, GA 30327-4349**, Lender; **Gilbane Building Company, 123 North Wicker Drive, 26th Floor, Chicago, IL 60606**, Contractor, and **Stafford Smith, 3414 South Burdick Street, Kalamazoo, MI 49001**, Subcontractor, and ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS and states:

That on or about **September 2, 2022**, the owner(s) owned the following described land in the County referenced above, State of Illinois, to wit:

As fully described in attached Exhibit "A", Legal Description of Mortgage Promises, Document# 2031340084, Filed 11/10/2020, Cook County, Illinois.

Commonly known as: **Vistex, 2300 Barrington Road, Hoffman Estates, IL 60169**

That on **September 2, 2022**, claimant made a contract with said **Stafford Smith** to provide **installation of food service equipment, all related materials and/or labor**, and to date the materials have been delivered to the value of **\$57,151.25**. The last date on which materials were delivered or labor was performed was **September 2, 2022** leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$46,777.50** for which, with interest, claimant claims a lien on said land and improvements.

Dated: January 3, 2023

Submitted, Signed and Prepared by:

Brian Anderson
President

Refrigeration & Equipment Services LLC d/b/a Lee's Foodservice Parts & Repairs
230 Laura Drive
Addison, IL 60101

File No.:140302-22-1

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Voya Loan No.: 29990

EXHIBIT "A"

Legal Description of the Mortgaged Premises

PARCEL 1:

LOT 1 IN 2700/2800 GREENSPOINT CONSOLIDATION PLAT RECORDED JUNE 10, 2015 AS DOCUMENT NUMBER 1516129001, BEING A SUBDIVISION OF LOTS 1 AND 2 IN GREENSPOINT OFFICE PARK, BEING A SUBDIVISION IN THE EAST FRACTIONAL 1/2 OF SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1988 AS DOCUMENT NUMBER 88355051, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR GREENSPOINT OFFICE PARK PROPERTY OWNERS' ASSOCIATION EXECUTED BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1985 AND KNOWN AS TRUST NO. 109650, GREENSPOINT OFFICE PARK PROPERTY OWNER'S ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AND THE FIRST NATIONAL BANK OF CHICAGO, DATED JULY 25, 1989, AND RECORDED JULY 26, 1989, AS DOCUMENT NUMBER 89342002, AND AMENDED BY AMENDMENT RECORDED AS DOCUMENT NUMBER 96338822, CERTIFICATE RECORDED AS DOCUMENT NUMBER 96338824 AND SECOND AMENDMENT RECORDED AS DOCUMENT NUMBER 98754779, AND THIRD AMENDMENT RECORDED OCTOBER 2, 2014 AS DOCUMENT NUMBER 1427539064, IN, ON, OVER, UPON AND UNDER CERTAIN REAL PROPERTY MORE PARTICULARLY DESCRIBED THEREIN FOR PUBLIC AND PRIVATE UTILITY PURPOSES, INGRESS AND EGRESS FOR THE BENEFIT OF THE INDIVIDUAL PARCEL OWNERS AND THEIR GUESTS AND INVITEES, OVER, UPON AND ACROSS DRIVEWAYS, PRIVATE STREETS AND PATHS.

PARCEL 3:

LOT 1 IN GREENSPOINT OFFICE PARK UNIT 5, BEING A RESUBDIVISION IN THE EAST FRACTIONAL 1/2 OF SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 25, 1999 AS DOCUMENT NUMBER 99080046 IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 1 IN BARRINGTON POINTE SUBDIVISION IN THE EAST 1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 24, 1987 AS DOCUMENT NUMBER 87106425, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 4 AS CREATED BY DEED RECORDED DECEMBER 27, 1985 AS DOCUMENT NUMBER 85341166, AND AS SHOWN ON

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Voya Loan No.: 29990

THE PLAT OF BARRINGTON POINTE SUBDIVISION AFORESAID OVER AND ACROSS THE FOLLOWING DESCRIBED LAND: THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF HIGGINS ROAD AS DEDICATED BY INSTRUMENT RECORDED MARCH 27, 1941 AS DOCUMENT 12647603, WITH THE WEST LINE OF BARRINGTON ROAD AS DEDICATED BY INSTRUMENT RECORDED JULY 8, 1932 AS DOCUMENT NUMBER 11113016; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF BARRINGTON ROAD BEING A LINE 50.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 1, 446.91 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS PER WARRANTY DEED DATED MAY 31, 1957 AND RECORDED JUNE 10, 1957, AS DOCUMENT NUMBER 16926933; THENCE WESTERLY ALONG SAID LAST DESCRIBED LINE, BEING A LINE AT RIGHT ANGLES TO SAID WEST LINE OF BARRINGTON ROAD, 30.0 FEET TO THE WEST LINE OF SAID PERPETUAL EASEMENT; THENCE NORTHERLY ALONG SAID LAST DESCRIBED LINE BEING A LINE 80.0 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 1, 195.60 FEET TO A POINT FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LAST DESCRIBED PARALLEL LINE 54.0 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED PARALLEL LINE 130.03 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, 54.0 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE 130.03 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NON-EXCLUSIVE EASEMENT FOR DETENTION, RETENTION AND STORM SEWERS, PARKING AND INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 4 AND OTHER PROPERTY AS CONTAINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 87106425 AND SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT NUMBER 87310605.

PARCEL 7:

OUTLOT A IN BARRINGTON POINTE RESUBDIVISION NO. 1 IN THE EAST 1/2 OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 23, 1996 AS DOCUMENT NUMBER 96808122, IN COOK COUNTY, ILLINOIS.

Tax Parcel Identification Nos.: 06-01-201-001-0000
06-01-200-036-0000
06-01-200-015-0000
06-01-200-031-0000

Common Address: 2300 N Barrington Road, 2800 W Higgins Road and 2895 Greenspoint Parkway,
Hoffman Estates, Illinois 60010