UNOFFICIAL COPY

Doc#. 2300446170 Fee: \$55.00

Karen A. Yarbrough Cook County Clerk

Date: 01/04/2023 02:08 PM Pg: 1 of 4

NOTICE () F 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, 1/2 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. 60 169

That on **September 2**, **2022**, claimant made a contract with said **Stafford Smith** or 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 boor 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

UNOFFICIAL COPY

| Refrigeration & Equipment Services LLC, d/b/a Lee's Foodservice Parts & Repairs |
|--|
| BY:X |
| Brian Anderson |
| President Refrigeration & Equipment Services LLC d/b/a Lee's Foodservice Parts & Repairs 230 Laura Drive Addison, IL 53101 |
| STATE OF ILLINO/3) SS |
| COUNTY OF DUPAGE) |
| Brian Anderson being duly tworn, deposes and says that deponent is the President of Refrigeration & |
| Equipment Services LLC, d/b/a Lee's Foodservice Parts & Repairs, that deponent has read the |
| foregoing notice of lien and knows the contents thereof, and that the same is true to deponent's own |
| knowledge, except as to the matters therein stated to be alleged upon information and belief, and that as |
| to those matters deponent believes to be true. The reason why this verification is made by deponent is |
| that deponent is an officer, to wit, the agent of Kerrigeration & Equipment Services LLC, d/b/a Lee's |
| Foodservice Parts & Repairs, and deponent is fan illiar with the facts and circumstances herein. The |
| sources of deponent's information and the grounds of deportent's belief as to all matters not therein |
| stated upon deponent's knowledge are as follows: |
| BY |
| Brian Anderson |
| President |
| Refrigeration & Equipment Services LLC d/b/a Lee's Foodservice Parts & Repairs 230 Laura Drive Addison, IL 60101 |
| STATE OF ILLINOIS) SS |
| COUNTY OF DUPAGE) |
| 1. Tallo (a. mass), in and for the County in the State aforesaid, do hereby certify that |
| Brian M. Underson personally known to me to be the same person whose |
| name is subscribed to the foregoing instrument, appeared before me this day in person and |
| acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses |
| and purposes therein set forth. |
| Given under my hand and official seal on |
| Notary Public PAULA CAMPOS Notary Public, State Of Illinois My Commission Expires Nov. 15, 2023 |
| Commission fee: 266986 |

Voya Loan No.: 29990

EXHIBIT "A"

Legal Description of the Mortgaged Premises

PARCEL 1:

LOT I IN 2700/2800 GREENSPOINT CONSOLIDATION PLAT RECORDED JUNE 10, 2015 AS DOCUMENT NUMBER 1516129001, BEING A SUBDIVISION OF LOTS I AND 2 IN GREENSPOINT OFFICE PARK, BEING A SUBDIVISION IN THE EAST FRACTIONAL 1/2 OF SECTION 1, TOWNSP'IF 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, RESTRICTION: 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 PAR', PROPERTY OWNER'S ASSOCIATION, AN ILLINOIS NOTFOR-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 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 "A". 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

2300446170 Page: 4 of 4 2031340084 Page: 11 of 11

UNOFFICIAL COPY

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 WESTEP A 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 LAS' 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, IL LINOIS.

PARCEL 6:

THE NON-EXCLUSIVE EASEMENT FOR DETENTION, KETENTION 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 MERICIAN, 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