

# UNOFFICIAL COPY

Form No. 2058 Jan. 1995  
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

## SUBCONTRACTOR'S CLAIM FOR LIEN

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STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

LAB Development LLC d/b/a

Connexion

Claimant

v.

EMF Electric Co., Wheeling Prairie, LLC;

Smith Family Construction Inc.

Defendant



\*2301715046\*

Doc# 2301715046 Fee \$45.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/17/2023 03:35 PM PG: 1 OF 4

(The Above Space For Recorder's Use Only)

NOTICE AND CLAIM FOR LIEN IN AMOUNT OF \$11,826.79

The Claimant, LAB Development LLC d/b/a Connexion ("Connexion") of City of Buffalo Grove, County of Lake, State of Illinois hereby file a notice

and Claim for Lien against EMF Electric Co., the electrical sub-

Contractor of the City of Mundelien, County of Lake, State of Illinois, and Wheeling Prairie LLC

owner of the property commonly known as: 100 Prairie Park Drive, Wheeling ("Job Site")

County of Cook, State of Illinois

That on the 16th day of May, 2022, said last named person was the owner of the following described land in the County of Cook, State of Illinois to wit:

See Legal Description and Pin # attached hereto.

in Section, Township, Range, and their Contractor for the improvement thereof.

That on the 16th day of May, 2022, said Contractor made a subcontract with the Claimant to (1) provide electrical materials to the Job Site.

for and in said improvement, and that, on the 12th day of October, 2022, the Claimant completed thereunder (2) delivery of all electrical goods to the Job Site for the total sum of \$29,714.97.

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Subcontractor's Claim for Lien

\*That, at the special instance and request of said Contractor                     , the Claimant                      furnished extra and additional materials at and extra and additional labor on said premises of the value of \$                      as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibit                     , and did complete the same on the                      day of                      A.D. 19                    .

That neither said owner, nor his agent, architect or superintendent can, upon reasonable diligence, be found in said County so as to serve upon either of them personally a notice hereof in accordance with the statute in such cases made and provided.

That said Contractor is entitled to credits on account thereof as follows: \$17,888.18

leaving due, unpaid and owing to the Claimant                     , after allowing all credits, the sum of \$ 11,826.79 for which, with interest, the Claimant                      claim                      a lien on said land and improvements, against said Contractor                      and owner                     .

Signature                     

By: Kathleen Raby-CFO

(If a firm, sign firm name.)

(1) State what the claimant                      was to do (2) "All required said contract to be done:" or "delivery of materials to the value of \$                     " or "labor to the value of \$                     " as fully set forth in an account thereof, herewith filed and made part hereof, marked Exhibit                     .  
\* if extras, fill out; if no extras, strike out.

Mail to: David B. Pogrund

Name Stone Pogrund & Korey LLC

Address 1 East Wacker Drive, Suite 2610

Chicago, IL 60601

This instrument prepared by David B. Pogrund

Name Stone Pogrund & Korey LLC

Address 1 East Wacker Drive, Suite 2610

Chicago, IL 60601

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

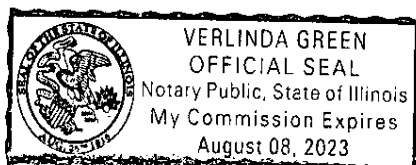
Kathleen Raby

The Affiant                     

being first duly sworn on oath deposes and says, that she is                      the CFO

of the Claimant                     ; that she has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

Subscribed and sworn to before me this 6 day of January 2023 A.D. 19                    .



Verlinda Green

Notary Public

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STATE OF ILLINOIS) ) SS.  
COUNTY OF COOK )

**I, DAVID B. POGRUND, being first duly sworn on oath, depose and state as follows:**

1. That I am one of the attorneys and agents of **LAB Development, LLC d/b/a Connexion** and I am authorized to make this Affidavit.

2. That on January 9, 2023, I sent a copy of this Notice of Subcontractor's Claim and Illinois Mechanic's Lien Claim to the following entities at the addresses listed below by depositing same in the U.S. Mail, proper postage prepaid, **Certified Mail, Return Receipt Requested, Restricted Delivery and Regular First Class US Mail.**

3. See below:

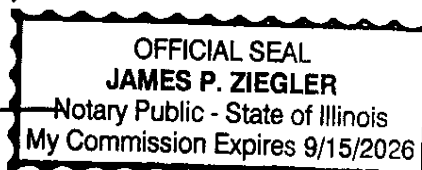
## NOTICE LIST

<p><b><u>OWNER:</u></b></p> <p>Wheeling Prairie, LLC 100 Prairie Park, Ste 4-409 Wheeling, IL 60090</p> <p>Wheeling Prairie, LLC c/o Michael A. Durlacher, R/A 105 West Adams, 28<sup>th</sup> Floor Chicago, IL 60603</p>	<p><b><u>ELECTRICAL SUB-CONTRACTOR:</u></b></p> <p>EMF Electric Co. 25781 N. Hollview Court Mundelein, IL 60060</p>
<p><b><u>GENERAL CONTRACTOR:</u></b></p> <p>Smith Family Construction Inc. 100 Prairie Park, Suite 406 Wheeling, IL 60090</p> <p>Smith Family Construction Inc. c/o Michael Durlacher, R/A 2 White Barn Road Vernon Hills, IL 60061</p>	

**David B. Pogrund**

SUBSCRIBED and SWORN to  
before me this 9th day  
of January, 2023.

**Notary Public**



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## EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 03-02-100-081-0000

PARCEL 1: THE SOUTH 137.2 FEET OF THAT PART OF LOT 3 LYING WEST OF WOLF ROAD IN G. HECHINGER'S FARM IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THE EAST 812.0 FEET OF LOT 2, AS MEASURED ON THE SOUTH LINE THEREOF, IN SUBDIVISION OF G. HECHINGER'S FARM, IN SECTIONS 1, 2, AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3A: THAT PART LYING WESTERLY OF THE CENTER LINE OF WOLF ROAD OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT:  
THAT PART OF LOT 3 IN THE SUBDIVISION OF G. HECHINGER'S FARM IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 17 OF PLATS, PAGE 13, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 15.16 CHAINS SOUTH OF NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION 2, RUNNING THENCE SOUTH ON THE HALF OF SECTION LINE 6.51 CHAINS; THENCE EAST 17 CHAINS MORE OR LESS TO THE CENTER OF MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID MILWAUKEE AVENUE; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID MILWAUKEE AVENUE 6.90 CHAINS MORE OR LESS TO A POINT DUE OF PLACE OF BEGINNING; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 14.05 CHAINS TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THAT PART THEREOF FALLING WITHIN MILWAUKEE AVENUE AND ALSO THE FOLLOWING DESCRIBED TRACTS:  
1. BEGINNING AT A POINT WHICH IS 300 FEET EAST OF THE WEST LINE AND 82.45 FEET NORTH OF THE SOUTH LINE THEREOF RUNNING; THENCE NORTH 125 FEET; THENCE EAST 50 FEET; THENCE SOUTH 125 FEET; THENCE WEST 50 FEET TO THE PLACE OF BEGINNING;  
2. BEGINNING AT A POINT WHICH IS 355.65 FEET EAST OF THE WEST LINE AND 82.45 FEET NORTH OF THE SOUTH LINE THEREOF RUNNING; THENCE NORTH 136.66 FEET; THENCE EAST 150 FEET; THENCE SOUTH 136.66 FEET; THENCE WEST 150 FEET TO THE PLACE OF BEGINNING;  
3. BEGINNING AT A POINT WHICH IS 580.65 FEET EAST OF THE WEST LINE AND 82.45 FEET NORTH OF THE SOUTH LINE THEREOF RUNNING; THENCE NORTH 136.66 FEET; THENCE EAST 25 FEET; THENCE SOUTH 136.66 FEET; THENCE WEST 25 FEET TO THE PLACE OF BEGINNING.

PARCEL 3B: LOT 4 AND PART OF LOT 3 LYING WESTERLY OF THE CENTER LINE OF WOLF ROAD IN OWNER'S SUBDIVISION OF PART OF LOTS 2 AND 3 IN SUBDIVISION OF HECHINGER'S FARMS, IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, PLAT OF WHICH OWNER'S SUBDIVISION WAS RECORDED JUNE 14, 1915 IN COOK 132 OF PLATS, PAGE 22, AS DOCUMENT 5652753 IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF LOT 5 LYING WEST OF THE CENTER OF WOLF ROAD OF THE OWNER'S SUBDIVISION OF PARTS OF LOTS 2 AND 3 OF THE SUBDIVISION OF GEORGE HECHINGER'S FARM IN SECTION 2, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.