

# UNOFFICIAL COPY

Doc#. 2301825141 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/18/2023 02:13 PM Pg: 1 of 5

01517

FOR RECORDER'S USE ONLY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R  
Wal-Mart Real Estate Business Trust  
c/o The Corporation Trust Company,  
Reg Agent  
1209 Orange St.  
Wilmington, DE 19801

VIA CERTIFIED MAIL R/R  
The Bowa Group Inc.  
c/o Nosa Ehimwenman, Reg. Agent  
7050 S. Stoney Island Ave.  
Chicago, IL 60649

THE CLAIMANT, **ARRP Trucking & Handling, Inc.** claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Wal-Mart Real Estate Business Trust**, (the "Owner"), **The Bowa Group Inc.**, contractor, and any other person claiming an interest in the real estate, more fully described below, 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, State of Illinois, to wit:

### PARCEL:

THAT PART OF "THE H.O. STONE NORTHLAKE ADDITION" AS RECORDED JULY, 1930 PER DOCUMENT NUMBER 10697148, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER (1/4) OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN BLOCK 6 IN SAID "THE H.O. STONE NORTHLAKE ADDITION"; THENCE NORTH 88 DEGREES 48 MINUTES 10 SECONDS EAST, ALONG THE NORTH LINE OF SAID "THE H.O. STONE NORTHLAKE ADDITION", AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE, 224.93 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE EAST

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LINE OF LOT 6 (AND ITS SOUTHERLY EXTENSION) IN, BLOCK 5 IN SAID "THE H.O. STONE NORTHLAKE ADDITION 135.01 FEET; THENCE NORTH 88 DEGREES 48 MINUTES 10 SECONDS EAST, ALONG A LINE 10.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES THERETO) THE SOUTH LINE OF LOTS 1 THRU 5 (INCLUSIVE AND ITS WESTERLY EXTENSION) IN BLOCK 4 IN SAID "THE H.O. STONE NORTHLAKE ADDITION", 306.98 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 59 SECONDS WEST, ALONG A LINE 8.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) THE EAST LINE OF LOTS 26 THRU 40 (INCLUSIVE) IN BLOCK 4 AND LOTS 30 THRU 45 (INCLUSIVE) IN BLOCK 41 AND ALL IN SAID "THE H.O. STONE NORTHLAKE ADDITION", 1077.27 FEET; THENCE NORTH 64 DEGREES 29 MINUTES 47 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LOT 30 IN BLOCK 11 IN SAID "THE H.O. STONE NORTHLAKE ADDITION", 146.27 FEET; THENCE NORTH 62 DEGREES 15 MINUTES 03 SECOND WEST, ALONG THE SOUTHERLY LINES OF LOTS 13 AND 24 (AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF) IN BLOCK 10 IN SAID "THE H.O. STONE NORTHLAKE ADDITION" 446.40 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 43 SECONDS EAST, ALONG THE EAST LINE OF BLOCKS 6 AND 9 IN SAID "THE H.O. STONE NORTHLAKE ADDITION AND ALSO BEING THE WEST LINE OF IRVING AVENUE, 950.31 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.L.N.: 15-06-203-044

which property is commonly known as Walmart, 137 W. North Ave., Northlake, Illinois 60164.

2. On information and belief, Owner contracted with **The Bowa Group Inc.** for certain improvements to said premises.
3. Subsequent thereto in or about June 2021, **The Bowa Group Inc.** entered into a subcontract agreement with the Claimant to furnish labor and materials for sealcoating, striping, signage, bollards, and related work for use in improvements at said premises.
4. On June 18, 2021, Claimant completed its work under its agreement, which entailed the furnishing of said labor and materials.
5. That there is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **One Thousand Seven Hundred Twenty-Five and 00/100 Dollars (\$1,725.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

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6. Claimant claims a lien on the real estate and against the interest 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) and on the monies or other consideration due or to become due from the **Owner** under said contract against said contractor(s), in the amount of **One Thousand Seven Hundred Twenty-Five and 00/100 Dollars (\$1,725.00)** plus interest.

Dated: January 16, 2023.

**ARRP TRUCKING & HAULING, INC.,**  
an Illinois corporation,

By: 

One of its attorneys

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

Mark B. Grzymala

Joseph F. Kwiatkowski

GRZYMALA LAW OFFICES, P.C.

10024 Skokie Blvd, Suite 323

Skokie, Illinois 60077

(847) 920-7286

[mark@grzymalalaw.com](mailto:mark@grzymalalaw.com)

[joseph@grzymalalaw.com](mailto:joseph@grzymalalaw.com)

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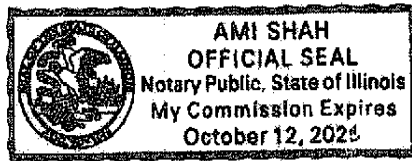
## VERIFICATION

The undersigned, **THOMAS POZDOL** being first duly sworn on oath deposes and states that he is an authorized representative of **ARRP TRUCKING & HAULING, INC.**, that he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.



SUBSCRIBED AND SWORN to  
before me this 16<sup>th</sup> day  
of January 2023.

  
\_\_\_\_\_  
Notary Public




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## CERTIFICATE OF SERVICE

I, Mark B. Grzymala, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanics Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, certified mail, return receipt requested, and causing it to be deposited on January 16, 2023.



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File: 01517