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Doc# 2307434018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2023 11:33 AM PG: 1 OF 6

Prepared By and After
Recording Return to:

Nixon Peabody LLP
70 West Madison, Suite 5300
Chicago, IL 60602
Attn: James T. Mayer, Esq.

Property Address:

2280 Barrington Road
Hoffman Estates, IL

CLAIM FOR LIEN

THE UNDERSIGNED, **TR GREENSPOINT LLC**, a Delaware limited liability company ("**Lot 1 Owner**") of 2800 W. Higgins Road, Suite 170, Hoffman Estates, Illinois 60169, hereby files a Claim for Lien against **ANITEJ HOTEL CORP.** ("**Lot 3 Owner**") whose address is 9321 Osceola Avenue, Morton Grove Illinois 60053, Attn: Amit Amin and 308 Castle Drive, Elk Grove Village, Illinois 60007, Attn: Vipul Patel, and all other persons or entities having or claiming an interest in the real estate described below, and in support thereof states as follows:

1. Pursuant to that certain Declaration of Easement made February 19, 1987 by LaSalle National Bank, not personally but as Trustee under Trust No. 109437 and LaSalle National Bank, not personally but as Trustee under Trust No. 110224 (the "**Declaration**"), which encumbers both of the properties, Lot 1 Owner is responsible for the maintenance, repair and replacement of the private roadway, commonly known as Hassell Road (the "**Road**");
2. In accordance with Article I. Section B of the Declaration, "From and after the installation pursuant to Article I Section I hereof, it is understood that the owner

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of Lot 1 shall be responsible for the maintenance, repair, and replacement of the improvements so installed, in accordance with the requirements of the Village of Hoffman Estates, provided however, that the cost of such maintenance, repair, and replacement shall be borne by the owners of the respective properties in the proportions as hereinafter set forth as follows:

Lot 1 – 30%
 Lot 2 – 30%
 Lot 3 – 25%
 Lot 4 - 9.365%
 Lot 5 –5.635%

3. LINCOLN PROPERTY COMPANY COMMERCIAL, INC., as agent for Lot 1 Owner entered into a Construction Contract dated August 23, 2021 with Murphy Construction Services, LLC (“**Contractor**”) for the purpose of furnishing the necessary materials and labor for the project relating to the Road grind and repave (the “**Work**”) in the amount of Fifty Three Thousand and no/100 Dollars (\$53,000.00). The mill and resurface of the Road has been completed with total costs being Fifty Three Thousand Six Hundred and no/100 (\$53,600.00), including the permit fees.
4. Lot 3 Owner’s pro-rata share of the Work is Thirteen Thousand Four Hundred and no/100 Dollars (\$13,400.00) plus attorneys’ fees and recording fees in the amount of Two Thousand Thirty-Six and 50/100 Dollars (\$2,036.50) relating to Lot 3 Owner’s failure to pay its pro-rata share of the Work. A request for payment was sent to the Lot 3 Owner on October 13, 2021 and May 16, 2022 and remains unpaid and due and owing to the Lot 1 Owner. Lot 1 Owner claims a Mechanic’s Lien on the land and improvements located at 2280 Barrington Road, Hoffman Estates, Illinois and legally described on Exhibit A attached hereto.

TR Greenspoint LLC,
 a Delaware limited liability company

By: LPC Realty Advisors I LP,
 a Texas limited partnership,
 its Manager

By: LPC Realty Advisors, Inc.,
 a Texas corporation,
 its General Partner

By: 
 Name: Jenifer Ratchiffe
 Its: President

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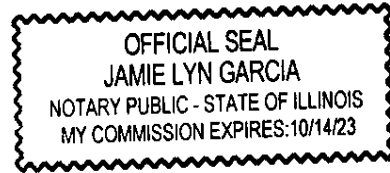
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Jamie Lyn Garcia a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Jenifer Ratcliffe, the President of LPC Realty Advisors, Inc., a Texas corporation, the General Partner of LPC Realty Advisors LP, a Texas limited partnership, the Manager of TR Greenspoint LLC, a Delaware limited liability company 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 as such President, she signed and delivered the said instrument of said limited liability company as her/his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of March, 2023.

Jamie Lyn Garcia
Notary Public

My Commission expires 10-14-23



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 3 IN BARRINGTON POINTE SUBDIVISION IN THE EAST ½ OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY SIGN EASEMENT AGREEMENT RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106392 AND RE-RECORDED SEPTEMBER 28, 1988 AS DOCUMENT 88446130 AND SHOWN ON PLAT DOCUMENT NUMBER 86106425 BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 109437 BY DOCUMENT EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST AGREEMENT DATED AUGUST 22, 1985 AND KNOWN AS TRUST NUMBER 110224 AND LA QUINTA MOTOR INNS, INC., ON THAT PART OF THE EAST ½ OF THE EAST ½ 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 27TH, 1941 AS DOCUMENT NO. 12647603, WITH THE WEST LINE OF BARRINGTON ROAD AS DEDICATED BY INSTRUMENT RECORDED JULY 8TH, 1932 AS DOCUMENT NUMBER 1113016; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST ALONG SAID WESTERLY LINE OF BARRINGTON ROAD - BEING A LINE 50.00 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 PERPETUAL EASEMENT FOR HIGHWAY PURPOSES AS PER WARRANTY DEED DATED MAY 31, 1957 AND RECORDED JUNE 10, 1957 AS DOCUMENT NO. 16926933 THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, BEING A LINE AT RIGHT ANGLES TO SAID WEST LINE OF BARRINGTON ROAD, 30.00 FEET TO THE WEST LINE OF SAID PERPETUAL EASEMENT; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, BEING A LINE 80.00 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID FRACTIONAL SECTION 1, 259.60 FEET TO A POINT FOR A PLACE OF BEGINNING, THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST AT RIGHT ANGLES TO SAID LAST DESCRIBED PARALLEL LINE 10.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST 6.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS, EAST 10.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 6.00 FEET TO THE PLACE OF BEGINNING.

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PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEPICTED ON THE PLAT OF SUBDIVISION OF BARRINGTON POINTE SUBDIVISION, RECORDED AS DOCUMENT 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987, EXECUTED BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 109437 AND LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NO. 110224, RECORDED AS DOCUMENT 87106425, FOR PASSAGEWAY OVER: THE AREA DESCRIBED AS EASEMENT FOR DRIVEWAY, INGRESS AND EGRESS AND UTILITY EASEMENT, 28 FEET IN TOTAL WIDTH ALONG THE COMMON BORDER WITH LOTS 4 AND 5 IN BARRINGTON POINTE SUBDIVISION IN THE EAST ½ OF FRACTIONAL SECTION 1, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 24, 1987 AS DOCUMENT 87106425.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF SUBDIVISION BARRINGTON POINTE RECORDED AS DOCUMENT NUMBER 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987, AND RECORDED AS DOCUMENT NUMBER 87106425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 110224, FOR PASSAGEWAY OVER THAT PORTION OF LOT 2 FOLLOWING BETWEEN THE BOUNDARIES OF LOTS 1, 3 AND 5, 54 FEET WIDE AT THE EAST LINE AND 144.54 FEET ALONG THE SOUTH LINE.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DEPICTED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 87106425 OF BARRINGTON POINTE SUBDIVISION AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 AND RECORDED AS DOCUMENT 87106425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224 FOR PASSAGEWAY OVER: LOT 2 ALONG ITS COMMON BORDER WITH LOT 3, BEING 12 FEET WIDE ALONG THE SOUTHEASTERLY LINE OF LOT 2, ADJOINING LOT 3.

PARCEL 6:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DELINEATED ON THE PLAT OF SUBDIVISION OF THE BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 RECORDED AS DOCUMENT NUMBER 87106425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL

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BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR DETENTION/RETENTION, AT THE NORTHWEST CORNER OF LOT 2.

PARCEL 7:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF SUBDIVISION OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS, DATED FEBRUARY 19, 1987 RECORDED AS DOCUMENT NUMBER 87106425, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224, FOR STORM SEWER, WITHIN THAT PORTION OF LOT 2 DESCRIBED ON THE PLAT AS "UTILITY EASEMENT"

PARCEL 8:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS DEPICTED ON THE PLAT OF BARRINGTON POINTE SUBDIVISION RECORDED AS DOCUMENT NUMBER 87106425 AND AS ADDITIONALLY SET OUT IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 87106425, DATED FEBRUARY 19, 1987, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 109437 AND LASALLE NATIONAL BANK, AS TRUSTEE, UNDER TRUST NUMBER 110224 FOR TEMPORARY EASEMENT FOR LIGHTING, LANDSCAPING, CONSTRUCTION AND SLOPE LOCATION UPON LOT 2 ADJACENT TO THE EASEMENT FOR DRIVEWAY, INGRESS AND EGRESS AND UTILITY EASEMENT LOCATION ON LOT 2 ALONG ITS COMMON BORDER WITH LOT 3 FOR THE PURPOSE OF INSTALLING AND MAINTAINING LIGHTS AND LANDSCAPING, SAID EASEMENT AREA OVER THE SOUTHEASTERLY 5 FEET OF LOT 2 LYING NORTHWESTERLY AND ADJOINING THE SOUTHEASTERLY 12 FOOT DRIVEWAY EASEMENT OF LOT 2.

Address: 2280 N. Barrington Road
Schaumburg, Illinois 60168

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