

# UNOFFICIAL COPY

Doc#: 2311749029 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/27/2023 09:55 AM Pg: 1 of 5

01581

FOR RECORDER'S USE ONLY

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R  
F45 Training Studio  
c/o Manager  
201 S. Main Street  
Mount Prospect, Illinois 60056

VIA CERTIFIED MAIL R/R  
Horizon Retail Construction, Inc.  
c/o C T Corporation System, Reg. Agent  
208 So. LaSalle Street, Suite 814  
Chicago, Illinois 60604

VIA CERTIFIED MAIL R/R  
OLB, LLC  
c/o Michael T. O'Connor, Reg. Agent  
200 S. Wacker Drive, Suite 600  
Chicago, Illinois 60606

VIA CERTIFIED MAIL R/R  
Belmont Bank & Trust Company  
c/o Commercial Lending  
8250 W. Belmont Avenue  
Chicago, Illinois 60634

THE CLAIMANT, **Prospective Plumbing, Corp.** of 751 Lively Blvd, Elk Grove Village, Illinois 60007, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **F45 Training Studio**, owner, **OLB, LLC**, owner (collectively, the "Owners"), **Horizon Retail Construction, Inc.**, contractor (the "Contractor"), **Belmont Bank & Trust Company**, mortgagee, 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, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: LOT "A" IN MANOS' CONSOLIDATION OF LOTS 2 AND 3 IN BLOCK 1 IN MEIER'S ADDITION TO MOUNT PROSPECT IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

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BEGINNING AT THE NORTHWEST CORNER OF SAID LOT "A"; THENCE ON AN ASSUMED BEARING OF SOUTH 59 DEGREES, 20 MINUTES, 47 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT "A", A DISTANCE OF (7.811 METERS) 25.63 FEET; THENCE SOUTH 54 DEGREES, 43 MINUTES, 31 SECONDS WEST, A DISTANCE OF (8.218 METERS) 26.96 FEET; THENCE SOUTH 08 DEGREES, 39 MINUTES, 30 SECONDS WEST, A DISTANCE OF (9.270 METERS) 30.41 FEET TO THE WEST LINE OF SAID LOT "A"; THENCE NORTH 00 DEGREE, 48 MINUTES, 14 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF (13.716 METERS) 45.00 FEET TO A POINT OF CURVATURE ON SAID WEST LINE; THENCE NORTHEASTERLY ALONG SAID WEST LINE OF LOT "A", BEING ALONG THE ARC OF A CURVE, BEING CONCAVE EASTERLY, HAVING A RADIUS OF (6.096 METERS) 20.00 FEET, THROUGH A CENTRAL ANGLE OF 42 DEGREES, 58 MINUTES, 26 SECONDS FOR A DISTANCE OF (4.572 METERS) 15.00 FEET TO THE POINT BEGINNING.

P.I.N.: 08-12-120-029-0000

which property is commonly known as F43 Training Studio, 201 S. Main Street, Mount Prospect, Illinois 60056.

2. On information and belief, **Owners** contracted with **Contractor** for certain improvements to said premises.

3. Subsequent thereto, **Contractor** entered into a subcontract agreement with the Claimant to furnish labor and materials related to plumbing work at the above-described premises.

4. The Claimant completed its work under said subcontract on February 1, 2023, which entailed the delivery 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 **Thirty-Seven Thousand Six Hundred and 00/100 Dollars (\$37,600.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

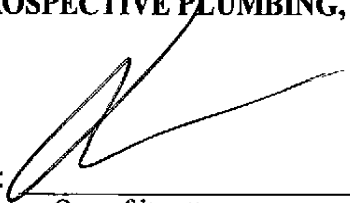
6. Claimant claims a lien on the real estate and against the interest of the **Owners**, and other parties named above, in the real estate (including all land and improvements thereon and any

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leases, leasehold interests, surface, subsurface, and other rights) and on the monies or other consideration due or to become due from the **Owners** under said contract against said contractor in the amount of **Thirty-Seven Thousand Six Hundred and 00/100 Dollars (\$37,600.00)** plus interest, for work performed and materials furnished.

Dated: April 26, 2023

**PROSPECTIVE PLUMBING, CORP.,**

By:   
\_\_\_\_\_  
One of its attorneys

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

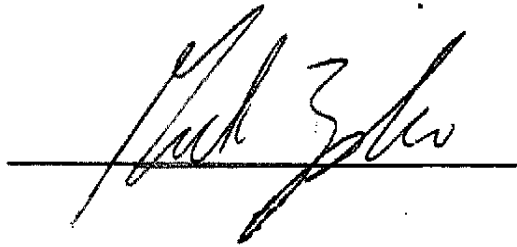
Mark B. Grzymala  
Joseph Kwiatkowski  
GRZYMALA LAW OFFICES, P.C.  
10024 Skokie Blvd, Suite 323  
Skokie, Illinois 60077  
847.920.7286  
mark@grzymalalaw.com

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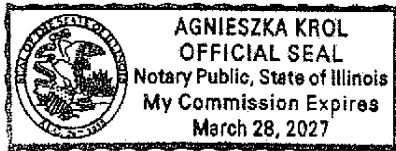
## VERIFICATION

The undersigned, **MACIEJ ZALEWSKI**, being first duly sworn, on oath deposes and states that he is an authorized representative of **PROSPECTIVE PLUMBING, CORP.** 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 26 day of APRIL 2023.

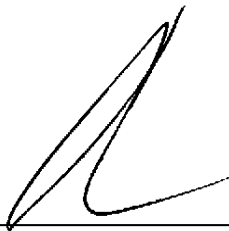
  
Notary Public



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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, restricted delivery, and causing it to be deposited in the United States mail depository on April 26, 2023.



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File: 01581