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Doc#: 2313019116 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2023 02:57 PM Pg: 1 of 4

GENERAL CONTRACTOR'S MECHANIC'S LIEN -- NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned Claimant, Horizon Retail Construction, Inc., of Wisconsin, County of Racine (the "Claimant"), hereby claims a mechanics lien pursuant to the Mechanics Lien Act of the State of Illinois (as set forth in Chapter 82, Sections 1 and following of the Illinois Revised Statutes) against OLB, LLC c/o North Development, regarding the property commonly known as F45 Training Studio, 201 S Main Street, Mt. Prospect, IL, County of Cook (the "Owner(s)"), and states as follows:

1. Owner(s) now holds title to that certain real property in the County Cook, State of Illinois (the "Property"), to wit:

SEE LEGAL DESCRIPTION ATTACHED

2. On or about October 07, 2022, Claimant and Owner(s) entered into that certain agreement (the "Contract") for the performance of certain work and/or the delivery of certain materials by Claimant (the "Work") for the sum of Three Hundred Fifty-Eight Thousand Seven Hundred Twenty-Eight Dollars and Zero Cents (\$358,728.00) (the "Contract Sum").
3. On or about December 9, 2022, Claimant completed all the Work under the terms of and in accordance with the Contract, in that Claimant supplied all labor and materials necessary for performance of its duties under the Contract for the improvements to the Property.

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4. All the labor and materials furnished and delivered by Claimant were furnished to and used in connection with the improvement of the Property, and the last of such labor and materials was furnished, delivered, and performed, and the work contemplated under the Contract completed, on or about January 10, 2023.
5. There is now justly due and owing the Claimant after allowing to the Owner(s) all additions, credits, deductions and offsets, the sum of \$54,762.17 plus interest at the rate specified in the Illinois Mechanics Lien Act.
6. Claimant now claims a lien on the above-described Property, and on all the improvements thereon, against the Owner(s) and all persons interested therein for \$54,762.17 plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.

HORIZON RETAIL CONSTRUCTION

BY: s Mazyar M. Hedavat, Esq. /s
One of the Claimant's Attorneys

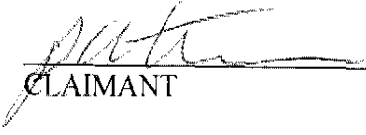
Prepared by/Mail to:

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M. Hedayat & Associates, P.C.
1211 W. Lakeview Court
Romeoville, IL 60446
(630) 378-2200
mhedavatcumha-law.com

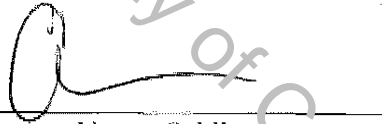
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CERTIFICATION

The Affiant, Patrick Christensen, being first duly sworn, on oath deposes and says he is one of the principals of Horizon Retail Construction, Inc. ("Claimant"); that the Affiant has read the foregoing Notice and Claim for Lien and knows the contents thereof; and that statements therein contained are true to the best of Affiant's knowledge.

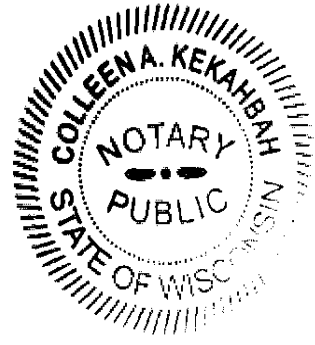
BY: 
CLAIMANT

Subscribed and Sworn to Before me this 9 day of May 2023.

BY: 
Notary Public

Commission Expiration Date: 01/31/2024

[SEAL]



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

The Property is commonly known as F45 Training Studio, County of Cook, Permanent Real Estate Index Number 08-12-120-029-0000.

Lot "A" in manos' Consolidation of Lots 2 and 3 in Block 1 in Meier's Addition to Mount Prospect in the Northwest quarter of Section 12, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois except that part described as follows:

Beginning at the Northwest corner of said Lot "A"; thence on an assumed bearing of South 59 Degrees 20 ,omits 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 8.218 Meters (26.96 feet); thence South 08 Degrees 39 Minutes 30 Seconds West 9.270 Meters (30.41 feet); to the West line of said Lot "A"; thence North 0 Degrees 48 Minutes 14 Seconds West, along said West line, 13.76 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 the curve, being concave Easterly, having a radius of 6.096 Meters (20.00 feet), through a ventral angle of 42 Degrees 58 Minutes 26 Seconds for a distance of 4.572 Meters (15.00 feet) to the point of beginning.

PIN: 08-12-120-029-0000