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Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2023 01:37 PM Pg: 1 of 4

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
C&L Maintenance, Inc. d/b/a CLM Midwest
c/o Gary Kanter, Reg. Agent
200 W. Adams Street, Suite 2425
Chicago, Illinois 60606

VIA CERTIFIED MAIL R/R
Ross Dress for Less, Inc.
c/o C T Corporation System, Reg. Agent
208 So. LaSalle Street, Suite 814
Chicago, Illinois 60604

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

VIA CERTIFIED MAIL R/R
Nationwide Life Insurance Company
c/o Corporation Service Company, Reg.
Agent
336p6 Riverside Drive, Suite 103
Upper Arlington, Ohio 43221

THE CLAIMANT, **PWF, Inc.** of 1005 South Delphia Avenue, Park Ridge, Illinois 60068 subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **TMT Pointe Plaza, Inc.**, owner (the "Owner"), **Ross Dress of Less, Inc.**, tenant (the "Tenant"), **C&L Maintenance, Inc. d/b/a CLM Midwest**, contractor (the "Contractor"), **Nationwide Life Insurance 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, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCELS:

PARCEL 1:

LOT 3 IN POINTE PLAZA SUBDIVISION, BEING A SUBDIVISION OF LOT 2 IN ANNIE MULLEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 13,

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EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1999 AS DOCUMENT NUMBER 09188471, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THAT CERTAIN EASEMENT WITH COVENANTS AND RESTRICTIONS DATED DECEMBER 30, 1998 AND RECORDED MARCH 18, 1999 AS DOCUMENT 99265776 BY AND BETWEEN TDC NILES, L.L.C. AND WAL-MART REAL ESTATE BUSINESS TRUST, AS AMENDED BY FIRST AMENDMENT TO EASEMENT WITH COVENANTS AND RESTRICTIONS RECORDED APRIL 7, 1999 AS DOCUMENT NO. 99334830.

P.I.N.. 10-29-403-026-0000

which property is commonly known as Ross Store, 5660 W. Touhy Avenue, Niles, Illinois 60714.

2. On information and belief, the **Tenant** contracted with **Contractor** for certain improvements to said premises. That the contract was entered into by **Tenant** and the work was performed with the knowledge and consent of the **Owner**.

3. In the alternative, the **Owner** authorized **Tenant** to enter into the contract.

4. In the alternative, the **Owner** knowingly permitted **Tenant** to enter into the contract for the improvement.

5. Subsequent thereto, **Contractor** entered into an agreement with the Claimant to furnish labor and materials regarding demolition, framing, drywall, painting, tile, insulation and other related work at said premises.

6. The Claimant completed its work under its subcontract on January 25, 2022, which entailed the delivery of said labor and materials.

7. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **One Hundred Eighty-Six Thousand Eight Hundred Seventeen and 52/100 Dollars (\$186,817.52)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

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8. 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, in the amount of **One Hundred Eighty-Six Thousand Eight Hundred Seventeen and 52/100 Dollars (\$186,817.52)** plus interest.

Dated: June 6, 2023

PWF, INC.

By: 

One of its attorneys

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

Mark B. Grzymala
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, Paul Figliorini being first duly sworn, on oath deposes and states that (s)he is an authorized representative of **PWF, INC.**, that (s)he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.

Paul Figliorini

SUBSCRIBED AND SWORN to
before me this 1 day of June 2023.

[Signature]
Notary Public



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