

# UNOFFICIAL COPY

Doc#: 2323328040 Fee: \$65.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/21/2023 09:58 AM Pg: 1 of 5

This instrument was prepared by  
and after recording should be  
mailed to:

Kori M. Bazanos  
Bazanos Law P.C.  
20 North Clark St. Ste. 3300  
Chicago, Illinois 60602  
(312) 578-0411

FOR RECORDER'S USE ONLY

## SUBCONTRACTOR'S NOTICE OF CLAIM FOR MECHANIC'S LIEN

### VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Montefiori Development, LLC  
c/o Michael A. Zaslavsky  
330 N. Wabash Dr., Ste. 1700  
Chicago, IL 60611

### VIA CERTIFIED MAIL R/R

Inspired By Design IL, LLC  
c/o Michael A. Zaslavsky  
330 N. Wabash Dr., Ste. 1700  
Chicago, IL 60611

### VIA CERTIFIED MAIL R/R

5th Avenue Construction, Incorporated  
c/o Michael A. Zaslavsky  
330 N. Wabash Dr., Ste. 1700  
Chicago, IL 60611

### VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

American Community Bank of Indiana  
c/o Kirk Gard, VP Commercial Lending  
7880 Wicker Ave.  
St. John, IN 46373

### VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Professional Development Group, LLC  
c/o Michael A. Zaslavsky  
330 N. Wabash Dr., Ste. 1700  
Chicago, IL 60611

### VIA CERTIFIED MAIL R/R RESTRICTED DELIVERY

Title Company Direct Payout at Close:  
Old Republic National Title Insurance  
Attn: Construction Escrow Dept.  
20 S. Clark St., Ste. 2000  
Chicago, IL 60603

THE CLAIMANT, Pella Windows & Doors, LLC, having its principal place of business  
at 27545 Diehl Rd., Ste. 100, Warrenville, IL 60555, claims a lien against the real estate, more

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fully described below, and against the interest of the following entities in the real estate: **Montefiori Development, LLC**, owner, **Professional Development Group, LLC**, owner, **American Community Bank of Indiana**, mortgagee, **Fifth Avenue Construction Incorporated**, contractor, **Inspired By Design IL, LLC**, contractor, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all relevant times, up and through the present, **Montefiori Development, LLC** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: Lot 9 in the Estates of Montefiori Subdivision, being part of the Southeast Quarter of Section 14 and Part of the Northeast Quarter of Section 23, All in Township 37 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded April 1, 2016 as Document 1609229053, in Cook County, Illinois

PIN: 22-23-209-009-0000

which property is commonly known as 12776 Rosa Lane, Lemont, IL (the "Premises").

2. That on information and belief, **Montefiori Development, LLC** contracted with **Fifth Avenue Construction Incorporated** to act as the prime contractor for improvements to said premises.

3. On information and belief, **Fifth Avenue Construction Incorporated**, contracted with **Inspired By Design IL, LLC** in furtherance of its contract with the owner.

4. On or about March 23, 2023, Claimant submitted Quote No. 16631145 for windows to the premises to **Fifth Avenue Construction Incorporated**.

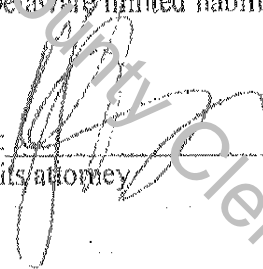
5. Subsequent thereto, at the direction of **Fifth Avenue Construction Incorporated**, **Inspired By Design IL, LLC** issued a purchase order to Claimant to furnish windows to the premises pursuant to Quote No. 16631145.

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6. The Claimant substantially furnished the materials described in Quote No. 16631145, on May 10, 2023, which entailed the delivery of said windows and related materials under its subcontract.

7. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of Twelve Thousand Two Hundred Sixty-three and 01/100 Dollars (\$12,263.01) which principal amount bears interest at the statutory rate of ten percent (10%) per annum and interest under the contract. 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 on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of Twelve Thousand Two Hundred Sixty-three and 01/100 Dollars (\$12,263.01) plus interest.

Pella Windows & Doors, LLC,  
a Delaware limited liability company,

By:   
its attorney


Kori M. Bazanos  
Bazanos Law P.C.  
20 North Clark St., Ste. 3300  
Chicago, Illinois 60602

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### AFFIDAVIT

STATE OF Illinois )  
  ) SS  
COUNTY OF DeKalb )

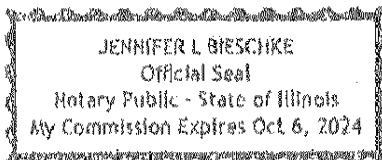
The Affiant, Julie Ashmore, being first duly sworn, on oath deposes and states that she is an authorized representative of Pella Windows & Doors, LLC, a Delaware limited liability company, that she has read the above and foregoing subcontractor's notice of claim for mechanic's lien and that to the best of her knowledge and belief the statements therein are true and correct.

By:   
\_\_\_\_\_  
Finance Manager (position)

SIGNED AND SWORN to  
before me this 8 day  
of August 2023 by Julie Ashmore (Name of Affiant).

  
Notary Public

My commission expires: 10/6/2024

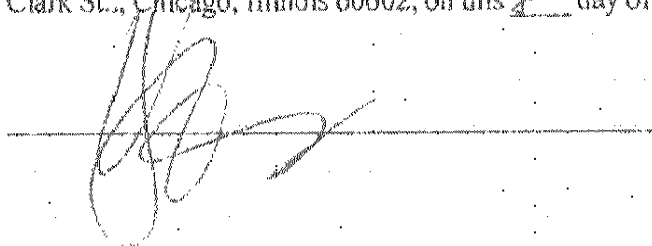


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## CERTIFICATE OF SERVICE

I, Kori M. Bazanos, 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 Mechanic's Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, as set forth above, and causing it to be deposited in the United States mail depository located at 20 N. Clark St., Chicago, Illinois 60602, on this 14<sup>th</sup> day of August 2023 before 5:00 p.m.



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