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Doc#: 2325141313 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2023 03:25 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

CONTRACTOR'S CLAIM FOR MECHANIC'S LIEN

The Claimant, HOMES BY PINNACLE, INC., an Illinois corporation, of Lake Barrington, Lake County, State of Illinois (the "Claimant") hereby files notice and claim for lien against GREGORY THOMAS ("Thomas") and XUAN PAN ("Pan" and collectively with "Thomas" are referred to as the "Owners"), WINTRUST MORTGAGE, a division of Barrington Bank & Trust Co., N.A. ("Lender"), M.A.T. ENTERPRISES, INC. d/b/a Consolidated Garage Doors, Ltd. ("M.A.T. Enterprises"), SIEGLE'S CABINET CENTER ("Siegle's"), MJ STUCCO, INC. ("MJ Stucco"), DELTA DRYWALL, INC. ("Delta Drywall"), CORK'S PLUMBING & HEATING, INC. ("Cork's Plumbing"), HINES BUILDING SUPPLY—US LBM, LLC ("Hines"), ON ELECTRIC, INC. ("ON Electric"), and CUSTOM GUTTER & SUPPLY, INC d/b/a CUSTOM INSTALLATIONS, INC. ("Custom Installations" and collectively with "M.A.T. Enterprises," "Siegle's," "MJ Stucco," "Delta Drywall," "Cork's Plumbing," "Hines" and "ON Electric" are referred to as the "Subcontractors").

That prior to March 19, 2022, the Owners owned the following described land in the County of Cook and State of Illinois.

See Legal Description attached as "Exhibit A."

That on or about March 19, 2022, the Owners entered into a Construction Agreement (the "Contract") with the Claimant, with the Claimant acting as the General Contractor and whereby the Claimant would provide labor, materials, equipment, supervision, subcontractors and other services in connection with the demolition of the previous residence and construction of the new residence upon the Owners' property, described in Exhibit A hereto. In connection with the Contract, the Claimant hired the Subcontractors to provide specialized services, labor and materials in connection with the construction of the new residence upon the Owners' Property. As the General Contractor, the Claimant provided labor, materials and other related services for the completion of the improvements upon the Owners' property, based upon Claimant's then existing prices for such materials and services and subject to the terms of the Claimant's Contract with the Owners. As of July 27, 2023, Claimant completed thereunder the supply of labor, materials and services for the completion of improvements to the Owners' property

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described in Exhibit A hereto, in the base Contract amount of \$799,849.00 plus extras in the amount of \$115,554.72, and with deductions for credit in the amount of \$15,232.00, the total value of the Contract being \$900,171.72. Of this amount, \$755,503.35 has been paid to the Claimant and Subcontractors, leaving the balance due to Claimant in the amount of \$144,668.37, for which, with interest, the Claimant claims a lien upon said land and improvements under the Contract and the moneys or other considerations due or to become due from the Owner.

That notice has been served upon the Owners, Lender and Subcontractor of said premises, in the manner provided by law.

HOMES BY PINNACLE, INC., an
Illinois corporation

Don Ciaglia (PRES.)
By: Its authorized agent and representative

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

The Affiant, Don Ciaglia, being first duly sworn and under oath, deposes and states that he is the President for the Claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that the statements contained therein are true to the best of his knowledge.

Don Ciaglia
Don Ciaglia

Subscribed and sworn before me this
11 day of August, 2023.

[Signature]
Notary Public



Prepared by/return to:

Andrew B. Fuller
Buckley Fine, LLC
201 S. Grove Avenue, 4th Floor
Barrington, Illinois 60010
P: (847) 381-0011

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

That part of the Southwest $\frac{1}{4}$ of Section 2, Township 42 North, Range 9, East of the Third Principal Meridian, lying Southerly and Easterly of the Southeasterly right of way line of the Elgin, Joliet and Eastern Railroad and Northerly and Westerly of the center line of Otis Road, so called, described as follows: commencing at a point on the said center line of Otis Road 21.8 feet Southwesterly of the point of intersection of the East line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ with the center line of said Otis Road; thence Northwesterly in a straight line which makes an angle with the last described course at 114 degrees 10 minutes as measured from Northeast to North and Northwest, 105.30 feet; thence Northerly in a straight line which makes a deflection angle to the right of 37 degrees 32 minutes from the last described course, 155.80 feet; thence Northwesterly in a straight line which makes a deflection angle to the left of 34 degrees 50 minutes from the last described course, 141.10 feet; thence Northerly in a straight line which makes a deflection angle to the right of 17 degrees 49 minutes from the last described course, 119.80 feet to a point in the Southeasterly right of way line of said railroad; thence Southwesterly along said railroad right of way 338.5 feet; thence South on a line forming an angle of 66 degrees 06 minutes as measured from Southwest to South with the last described line, 617.91 feet to the center line of said Otis Road; thence Northeasterly along said center line forming an angle of 62 degrees 15 minutes as measured from North to Northeast with the last described line, 193.51 feet; thence Northeasterly along aforesaid road center line forming an angle of 171 degrees 35 minutes as measured from South west to North and Northeast with the last described line, 283.75 feet to the point of beginning; all in Barrington Township in Cook County, Illinois.

Parcel 2:

Lot 9-A in Hawthorne Hills, being a Subdivision of parts of Section 2, 10 and 11 in Township 42 North, Range 9, East of the Third Principal Meridian.

PIN(s): 01-02-300-010-0000;
01-02-402-011-0000

Common Address: 48 Otis Road, Barrington Hills, Illinois 60010