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Doc#: 2327146038 Fee: \$66.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/28/2023 10:04 AM Pg: 1 of 6

CERTIFICATE OF SERVICE

I, Colleen Kirk, 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 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, certified mail, return receipt requested and causing it to be deposited in the United States mail depository on this 26th day of Sept. 2023 before 5:00 PM.


Colleen Kirk

(Ref. Our file N665272)

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FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R
NORTH PARK VENTURES
415 W NORTH AVE
CHICAGO, IL 60610

VIA CERTIFIED MAIL R/R
6040 WINTHROP LLC
1628 N WELLS ST #1
CHICAGO, IL 60614

VIA CERTIFIED MAIL R/R
LAKE FOREST BANK & TRUST COMPANY, N.A.
727 N. BANK LN
LAKE FOREST, IL 60045

VIA CERTIFIED MAIL R/R
QUADREL REALTY GROUP
1637 W CHICAGO AVE
CHICAGO, IL 60622

VIA CERTIFIED MAIL R/R
APEX CONSTRUCTION GROUP, INC.
17W601 14TH ST.
VILLA PARK, IL 60181

THE CLAIMANT, **WHITE CAP, L.P.** located at 9950 S 134TH ST , OMAHA, NE 68138, a subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **NORTH PARK VENTURES and/or 6040 WINTHROP LLC**, (collectively the "Owners"), and **LAKE FOREST BANK & TRUST COMPANY, N.A.** (mortgagee), **QUADREL REALTY GROUP** (contractor),

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APEX CONSTRUCTION GROUP, INC. (subcontractor), 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(s)** owned the following described land in the County of COOK, State of Illinois, to wit:

PARCELS: See Exhibit A

P.I.N.S.: See Exhibit A

which property is commonly known as 6044 N WINTHROP 6044 N WINTHROP AVE , CHICAGO, IL 60660.

2. On information and belief, said **Owner(s)** contracted with **QUADREL REALTY GROUP** for certain improvements to said premises.
3. Subsequent thereto, **QUADREL REALTY GROUP** entered into a subcontract with **APEX CONSTRUCTION GROUP, INC.**.
4. Subsequent thereto, **APEX CONSTRUCTION GROUP, INC.** entered into a written agreement with the Claimant to furnish **MATERIALS (BUILDING AND CONSTRUCTION MATERIALS)** to said premises.
5. The Claimant completed its work under its written agreement on 06/28/2023, which entailed the delivery of said **MATERIALS**.
6. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **FIFTY THREE THOUSAND, NINE HUNDRED ELEVEN AND 11/100 DOLLARS (\$53,911.11)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
7. Claimant claims a lien on the real estate and against the interest of the **Owner(s)**, 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(s)** under said contract against said contractor, in the amount of **FIFTY THREE THOUSAND, NINE HUNDRED ELEVEN AND 11/100 DOLLARS (\$53,911.11)**, plus interest.

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Dated: SEPTEMBER 26, 2023

WHITE CAP, L.P.

By: Colleen Kirk
Colleen Kirk, Attorney-in-Fact
WHITE CAP, L.P. under POA dated 09/16/2022

This notice was prepared by and
after recording should be mailed to:
Colleen Kirk, Attorney-in-Fact
WHITE CAP, L.P.
c/o P. O. Box 241566
Cleveland, OH 44124

Reference: N665272

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VERIFICATION

The undersigned, Colleen Kirk, Attorney-in-Fact, being first duly sworn, on oath deposes and states that s/he is an authorized representative of WHITE CAP, L.P., that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanic's Lien and that the statements therein are true and correct.

Colleen Kirk

Colleen Kirk, Attorney-in-Fact
WHITE CAP, L.P. under POA dated 09/16/2022

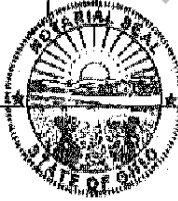
SUBSCRIBED AND SWORN to

Before me this 26 day of

Sept. 2023

Sharon M. Roach
Notary Public

My commission expires: _____



SHARON M. ROACH
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 7/29/2023

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EXHIBIT A

THE PROPERTY -- LEGAL DESCRIPTION

APN/Parcel ID(s): 14-05-212-016-0000 and 14-05-212-015-0000

Lots 1, 2 and 3 in Block 13 in Cochran's Second Addition to Edgewater, a Subdivision of the East Fractional Half (except the West 1320 feet of the South 1913 feet thereof and except railroad) of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof recorded December 21, 1888, as Document No. 1042704.

CKA: 6032 & F040 N. Winthrop, Chicago, IL 60660

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