

# UNOFFICIAL COPY

Doc#: 2401746163 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 03:20 PM Pg: 1 of 4

Prepared by and return to:  
Valerie Fort of Lienguard, LLC  
9160 Forum Corporate Parkway, Ste 350  
Fort Myers, FL 33909

**NOTICE OF SUBCONTRACTORS CLAIM and ILLINOIS MECHANIC'S LIEN CLAIM**  
**(770 ILCS 60/7)**

STATE OF ILLINOIS  
COUNTY OF COOK

The claimant, **PremiStar-North, f/k/a First Point Mechanical, 18 Congress Circle West, Roselle, Illinois 60172**, hereby files a claim for lien against **Lemont Property LLC 2201 Main Street, Evanston, Illinois 60202-1519** (hereinafter referred to as "owner"), **Lemont Nursing & Rehabilitation Center 12450 Walker Road, Lemont, Illinois 60439, Owner's Agent**, and ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS and states:

That on or about **August 8, 2023**, the owner(s) owned the following described land in the County referenced above, State of Illinois, to wit:

**Parcel No. 22-27-300-076-0000 & 22-27-300-077-0000 inclusive, see attached Exhibit A.**

Commonly known as: **12450 Walker Road, Lemont, Illinois 60439.**

That on **August 8, 2023**, claimant made a contract with **Lemont Nursing & Rehabilitation Center, identified above, Owner's Agent**, to provide **Rooftop Replacement Unit & Associated Service Calls, all related materials and/or labor**, and to date the materials have been delivered to the value of **\$20,607.40**. The last date on which materials were delivered or labor was performed was **November 14, 2023** leaving due, unpaid and owing to client, after allowing all credits, the balance of **\$20,607.40** for which, with interest, claimant claims a lien on said land and improvements.

Dated: January 17, 2024

Submitted, Signed and Prepared by:

Kevin Foe (Signature)

**KEVIN FOE**

**DIRECTOR OF CREDIT & COLLECTIONS**  
**PremiStar-North, f/k/a First Point Mechanical**  
**18 Congress Circle West**  
**Roselle, Illinois 60172**

**File No.:141971-23-1**

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: LOT 1 IN CENTURY CARE RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1994 AS DOCUMENT NUMBER 94856066, BEING A RESUBDIVISION OF:

PARCEL 1: THE WEST 196 FEET OF THE SOUTH 78.20 FEET (EXCEPT THAT PART NORTH OF THE SOUTHERLY LINE OF MCCARTHY ROAD) OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 22 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHERLY OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT WHICH IS 635.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT TO A POINT ON THE EASTERLY LINE OF SAID LOT WHICH IS 559.55 FEET SOUTHERLY (AS MEASURED ALONG SAID EASTERLY LOT LINE) FROM THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 22 IN COUNTY CLERK'S DIVISION OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHERLY OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT WHICH IS 997.5 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT TO A POINT ON THE EASTERLY LINE OF SAID LOT WHICH IS 917 FEET SOUTHERLY (AS MEASURED ALONG SAID EASTERLY LOT LINE) FROM THE NORTHEAST CORNER OF SAID LOT AND LYING SOUTHERLY OF A LINE DRAWN FROM A POINT IN THE WEST LINE OF SAID LOT WHICH IS 635.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT TO A POINT ON THE EASTERLY LINE OF SAID LOT WHICH IS 559.55 FEET SOUTHERLY (AS MEASURED ALONG SAID EASTERLY LOT LINE) FROM THE NORTHEAST CORNER OF SAID LOT, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERNMOST NORTH LINE OF CASTLEWOOD ESTATES SUBDIVISION PER DOCUMENT 93055750, AND THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28; THENCE NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST ALONG SAID EAST LINE, 129.75 FEET TO THE POINT OF BEGINNING FOR HEREIN DESCRIBED ROADWAY DEDICATION; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 32 SECONDS WEST ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 28, 249.54 FEET TO THE NORTHEAST CORNER OF ROADWAY DEDICATED BY DOCUMENT 98642241; SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LANDS DEDICATED FOR ROADWAY PURPOSES PER DOCUMENT 94856066; THENCE NORTH 89 DEGREES 54 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID DEDICATED ROADWAY, 33.0 FEET TO THE SOUTHEAST CORNER OF SAID LAND DEDICATED PER DOCUMENT 94856066; THENCE SOUTH 00 DEGREES 00 MINUTES 32 SECONDS EAST ALONG A LINE WHICH IS 33.0 FEET EAST AND PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER SECTION OF SECTION 28, 241.15 FEET; THENCE SOUTH 73 DEGREES 19 MINUTES 12 SECONDS WEST, 29.40 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 30 SECONDS WEST, 4.84 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, PER PLAT OF DEDICATION RECORDED MARCH 25, 2003 AS DOCUMENT 0030403779.

EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN IN AN AGREED FINAL JUDGMENT ORDER FILED MAY 7, 2013 IN CASE NO. 2012 L 051114.

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Permanent Index #'s: 22-27-300-076-0000 and 22-27-300-077-0000

Property Address: 12450 Walker Road, Lemont, Illinois 60439

Property of Cook County Clerk's Office

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STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

KEVIN FOE being duly sworn, deposes and says that deponent is the DIRECTOR OF CREDIT & COLLECTIONS of PremiStar-North, f/k/a First Point Mechanical, that deponent has read the foregoing notice of lien and knows the contents thereof, and that the same is true to deponent's own knowledge, except as to the matters therein stated to be alleged upon information and belief, and that as to those matters deponent believes to be true. The reason why this verification is made by deponent is that deponent is an officer, to wit, the agent of PremiStar-North, f/k/a First Point Mechanical, and deponent is familiar with the facts and circumstances herein. The sources of deponent's information and the grounds of deponent's belief as to all matters not therein stated upon deponent's knowledge are as follows:

*Kevin Foe* (Signature)

KEVIN FOE

DIRECTOR OF CREDIT & COLLECTIONS  
PremiStar-North, f/k/a First Point Mechanical  
18 Congress Circle West  
Roselle, Illinois 60172

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, MARY ELLEN STAATS, in and for the County in the State aforesaid, do hereby certify that KEVIN FOE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on 1-17-2024

*Mary Ellen Staats*  
Notary Public

