

UNOFFICIAL COPY

When Recorded, mail to:

Andrew Szoeka
Andrew Szoeka, P.C.
799 E. Terra Cotta Avenue
Crystal Lake, IL 60014

Doc#: 2406707280 Fee: \$64.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/7/2024 12:00 AM Pg: 1 of 2

Prepared by:

Andrew Szoeka P.C.
799 East Terra Cotta Ave.
Crystal Lake, IL 60014

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The Claimant, Schaal Contracting, P.O. Box 324, Island Lake, IL 60024, a sole proprietorship, hereby files this notice and claim for a mechanics lien against Dean Theo and Harrison Properties, LLC, with a mailing address of 1808 Wildberry Drive, Glenview, IL 60025 (hereinafter referred to as "Owner") and International Bank of Chicago, as Lender ("Lender"), with a mailing address of 5069 N. Broadway, Chicago, IL 60640 and The City of Chicago with a mailing address of 29 N. Wacker Dr. Suite #1010, Chicago, IL 60606, and Hoyd Builders, Inc. with a mailing address of 7204 Daybreak Ln, Long Grove, IL 60060 and Mango Construction Inc, with a mailing address of 8908 Ozark Ave, Morton Grove, IL 60053 (Lien Holders); and states:

That on January 17, 2018, the Owner owned certain real estate commonly referred to as 611 Voltz Road, Northbrook, IL 60062 (hereinafter referred to as the "Property"), and legally described as:

THAT PART OF LOT 2 OF COUNTY CLERK'S DIVISION IN THE NORTH EAST QUARTER OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID LOT 2, 245 FEET SOUTH OF THE NORTH LINE OF THE NORTH EAST QUARTER OF SAID SECTION 14; THENCE WEST PARALLEL WITH SAID NORTH LINE 467.84 FEET TO THE PLACE OF BEGINNING, OF TRACT OF LAND HEREIN DESCRIBED; CONTINUING THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID NORTH EAST QUARTER, 215.17 FEET TO A LINE 297.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOT 3 IN SAID COUNTY CLERK'S DIVISION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3, 245 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH EAST QUARTER, WHICH IS 683.25 FEET WEST OF THE EAST LINE OF SAID LOT 2, THENCE EAST ALONG THE NORTH LINE OF SAID NORTH EAST QUARTER 215.25 FEET; THENCE SOUTH 245.0 FEET TO THE PLACE OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 04-14-200-055-0000

UNOFFICIAL COPY

That on January 17, 2018, the Claimant entered into a contract with said Owner to furnish the following labor and materials to the Property:

Demolition work, sanitary sewer and water service abandonment, foundation excavation and backfill, granular backfill for foundation interior, driveway culverts, construction entrance and driveway installations, on site work, transport of excavated materials, storm drainage work, and sanitary sewer service installation

In exchange for said labor and materials, the Owner agreed to pay Claimant the sum of \$120,344.37. On February 28, 2023 Claimant completed all obligations required by said contract.

That said owner is entitled to credits on account in the amount of \$25,000.00, leaving due, unpaid and owing to the claimant, after allowing all credits the balance of \$95,344.37 for which, with interest, the claimant claims a lien on said land and improvements.

Schaal Contracting

By: *Dwaine Schaal*
Dwaine Schaal
Its sole proprietor
and duly authorized agent.

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The affiant, Dwaine Schaal, being first duly sworn, on oath deposes and says that he is the sole proprietor and duly authorized agent for Schaal Contracting, the claimant, that he has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true.

Schaal Contracting

By: *Dwaine Schaal*
Dwaine Schaal
Its sole proprietor
and duly authorized agent.

Subscribed and Sworn to
Before me this 29 day
of February, 2024.

Terry A Schaal
Notary Public

