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Doc#: 2408602084 Fee: \$65.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/26/2024 10:30 AM Pg: 1 of 5

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R
ST. FRANCIS CORP.,
6705 CERMAK RD
BERWYN, IL 60402

ST. FRANCIS CORP.,
2754 MANU COURT
GLENVIEW, IL 60025

VIA CERTIFIED MAIL R/R
ROBERT BAROUD
6712 CERMAK RD
BERWYN, IL 60402

VIA CERTIFIED MAIL R/R
ST. FRANCIS CORP.,
C/O FRANCIS KIZHAKKEKUTTU
6701 CERMAK RD
BERWYN, IL 60402

VIA CERTIFIED MAIL R/R
CERMAK AND RIVERSIDE INC.
6705 CERMAK RD
BERWYN, IL 60402

VIA CERTIFIED MAIL R/R
LAKESIDE BANK
55 W WACKER DRIVE
CHICAGO, IL 60601

VIA CERTIFIED MAIL R/R
INTERNATIONAL BANK OF CHICAGO
5059 N BROADWAY ST
CHICAGO, IL 60640

VIA CERTIFIED MAIL R/R
COOLASTIC INC
8401 S THOMAS AVE
UNIT A
BRIDGEVIEW, IL 60455

VIA CERTIFIED MAIL R/R
COOLASTIC INC.
C/O NASER ABDALLAH
7621 NOTTINGHAM DR
TINLEY PARK, IL 60477

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THE CLAIMANT, CAPTIVE-AIRE SYSTEMS, INC. FKA ECON-AIR located at 4641 PARAGON PARK ROAD, RALEIGH, NC 27616, 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: **ST. FRANCIS CORP., and/or ROBERT BAROUD and/or CERMAK AND RIVERSIDE INC.** (tenant/interested party), (collectively the "Owners"), **LAKESIDE BANK and/or INTERNATIONAL BANK OF CHICAGO** (mortgagee), **COOLASTIC INC.** (contractor), 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.: 16302000430000, 16302000160000

which property is commonly known as C-STORE - BERWYN 6705 CERMAK RD., BERWYN, IL 60402.

2. On information and belief, said **Owner(s)** contracted with **COOLASTIC INC.** for certain improvements to said premises.
3. Subsequent thereto, **COOLASTIC INC.** entered into a written agreement with the Claimant to furnish **SPECIALLY FABRICATED MATERIALS AND LABOR (COMMERCIAL VENTILATION EQUIPMENT)** to said premises.
4. The Claimant completed its work under its written agreement on 12/06/2023, which entailed the delivery of said **SPECIALLY FABRICATED MATERIALS AND LABOR.**
5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **FIFTEEN THOUSAND, ONE HUNDRED EIGHTY THREE AND 36/100 DOLLARS (\$15,183.36)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.
6. 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 **FIFTEEN THOUSAND, ONE HUNDRED EIGHTY THREE AND 36/100 DOLLARS (\$15,183.36)**, plus interest.

Dated: March 22, 2024

CAPTIVE-AIRE SYSTEMS, INC. FKA
ECON-AIR

By: 
MR. MIKE DAY, VP OF FINANCE

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

MR. MIKE DAY
CAPTIVE-AIRE SYSTEMS, INC. FKA ECON-AIR
c/o P. O. Box 241566
Cleveland, OH 44124

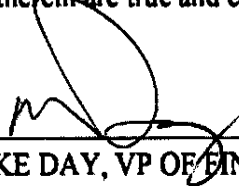
Reference: N741528 614813-6199311

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VERIFICATION

The undersigned, MR. MIKE DAY - VP OF FINANCE, being first duly sworn, on oath deposes and states that s/he is an authorized representative of CAPTIVE-AIRE SYSTEMS, INC. FKA ECON-AIR, 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.



MR. MIKE DAY, VP OF FINANCE

SUBSCRIBED AND SWORN to

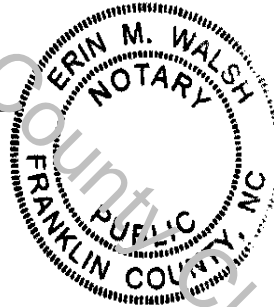
Before me this 22 day of
March, 2024.



Notary Public

My commission expires: _____

My Commission Expires 1-20-2025



Ref. N741528 614813-6199311

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Lots 1 and 2 (except the North 7 feet thereof) in Block 1 in Klima's Subdivision of Lots 1 and 2 in the partition of West 51.49 acres of the West half of the Northeast quarter and the East 41 acres of the East half of the Northwest quarter of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The Northwesterly 20 feet of Riverside Parkway lying South of the South line of West Cermak Road, North of the North line of East-West 16 foot alley South of Cermak Road and said North line extended East, and West of a line drawn at right angles to Cermak Road through a point 26.0 feet East of the intersection of the Northwesterly line of Riverside Parkway (Drive) and the South line of Cermak Road, (as measured on the South line of Cermak Road) in the West half of the North East Quarter of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

Lot 3 (except the North 7 feet thereof conveyed to the City of Berwyn for street) in Block 1 in Klima's Subdivision of Lots 1 and 2 in the partition of West 51.49 acres of the West half of the Northeast quarter and the East 41 acres of the East half of the Northwest quarter of Section 30, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

16-30-200-016-0000

16-30-200-043-0000

Cook County Clerk's Office