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CEDRIC GILES

ATTN: DONALD R. DICKINSON, ATTORNEY
440 West Galena Blvd.
Aurora, IL 60506
Phone: 630-897-6364
Fax: 630-897-6357

COOK COUNTY CLERK'S OFFICE

DATE: 8/13/2024 3:19 PM

PAGE: 1 OF 6

SPACE ABOVE FOR REORDERS' USE

GENERAL CONTRACT'S MECHANIC'S LIEN NOTICE AND CLAIM
(770 ILCS 60/7)

STATE OF ILLINOIS)
)
COUNTY OF KANE)

CLAIMANT:

Wilson and Sons Construction, Inc.
111 Franklin Ave.
Aurora, IL 60506

SERVICES: Plumbing Pipe Replacement;

Plumbing valve repair on the ground and first floor, CO issued for additional valve repair on the ground floor

PROPERTY OWNER(S):

Woodlake Pacific Holdings, LLC
1225 West Lake Street
Melrose Park, IL 60160

AMOUNT OF CLAIM: \$52,581.00

TOTAL CONTRACT AMOUNT: \$52,581.00

CONTRACT TYPE: Written

CONTRACTOR:

ML GROUP DESIGN AND DEVELOPMENT LLC
3424 Oakton Street
Skokie, IL 60076

DATE OF CONTRACT: September 28, 2023

DATE COMPLETED: October 23, 2023

**PROPERTY WHERE MATERIAL
AND SERVICES RENDERED:**

1225 West Lake Street
Melrose Park, IL 60160

Handwritten signature/initials: Y/G, Y/K, R

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The undersigned lien claimant (the "CLAIMANT"), WILSON and SONS CONSTRUCTION, INC, County of Kane, State of Illinois, hereby claims a mechanic's lien pursuant to the Mechanics Lien Act of the State of Illinois against WOODLAKE PACIFIC HOLDINGS, LLC (the "PROPERTY OWNER(s)") regarding the property commonly known as 1225 West Lake Street, Melrose Park, IL 60160 and states as follows:

1. On or about October 9, 2023 CLAIMANT and PROPERTY OWNER(s) entered into the certain agreement (the "CONTRACT") for the performance of certain work by Claimant (the "WORK") for the sum of Fifty Two Thousand Five Hundred Eighty One dollar (\$52,581) (the "CONTRACT SUM").
2. On or about October 23, 2023 CLAIMANT completed the WORK under the terms of and in accordance with the CONTRACT, in that Claimant supplied all labor and material necessary for performance of its duties under the Contract and used in connection with improvement of the PROPERTY. The last of such labor and material were furnished, delivered and performed under the CONTRACT completed, on or about October 23, 2023.
3. CLAIMANT now claims a lien on the above-described Property, for the amount now justly due and owed to the CLAIMANT after allowing to the PROPERTY OWNERS(s) all credits, deductions and offsets, the sum of \$52,581.00 plus interest at the rate specified in the Illinois Mechanics Lien Act, as well as court costs and attorney fees.
4. Owner(s) now hold title to that certain real property in the County Cook, State of Illinois (the PROPERTY") TO WIT:

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EXHIBIT A

Parcel 1:

LOTS 1 TO 4, BOTH INCLUSIVE, AND LOTS 15 TO 20 BOTH INCLUSIVE, IN BLOCK 66 IN MELROSE, BEING A SUBDIVISION OF LOTS 3,4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD GALENA DIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2A:

LOTS 1 THROUGH 8, BOTH INCLUSIVE, TOGETHER WITH LOTS 11 THROUGH 20, BOTH INCLUSIVE IN BLOCK 49 IN MELROSE, BEING A SUBDIVISION OF LOTS 3,4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD GALENA DIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THAT PART OF THE NORTH-SOUTH 14 FOOT VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 1 THROUGH 8, BOTH INCLUSIVE, AND LYING WEST OF AND ADJOINING SAID LOTS 13 THROUGH 20, BOTH INCLUSIVE, IN BLOCK 49 IN MELROSE, AFORESAID, TOGETHER WITH THAT PART OF THE EAST 1/2 OF SAID NORTH-SOUTH 14 FOOT VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 11 AND 12 IN BLOCK 49 IN MELROSE, AFORESAID, TOGETHER WITH THAT PART OF 14TH AVENUE, AS VACATED BY ORDINANCE RECORDED NOVEMBER 9 2007, AS DOCUMENTS 0731315167 LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF CHICAGO AVENUE AND LYING NORTH OF AND ADJOINING THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 8 IN BLOCK 49 IN MELROSE, AFORESAID, IN COOK COUNTY, ILLINOIS.

Parcel 3:

LOTS 81, 82, 83 AND 84 IN THE SUBDIVISION OF ALL THAT PART LYING NORTH OF THE SOUTH LINE OF NORTH 6TH STREET (EXTENDED EASTERLY) OF LOT "F" IN MELROSE, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD GALENA DIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 4:

THAT PART OF VACATED 13TH AVENUE LYING SOUTH OF THE SOUTH LINE OF CHICAGO AVENUE, NORTH OF THE NORTH LINE OF SUPERIOR STREET, EAST OF LOTS 11 TO 20, BOTH INCLUSIVE, IN BLOCK 49 IN MELROSE AFORESAID, AND WEST OF LOTS 81 TO 84, BOTH INCLUSIVE, IN THE SUBDIVISION OF ALL THAT PART LYING NORTH OF THE SOUTH LINE OF NORTH 6TH STREET (NOW KNOWN AS SUPERIOR STREET) EXTENDED EASTERLY OF LOT "F" IN MELROSE, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD GALENA DIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, AS VACATED BY ORDINANCE RECORDED NOVEMBER 24, 1981 AS DOCUMENT 26068295 IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**Parcel 5:**

LOTS 1, 2, 3 AND 4 IN BLOCK 10 IN S.R. HAVEN'S SUBDIVISION OF LOT 2 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 6:

LOTS 1 AND 2 IN KUHLMANN SUBDIVISION OF LOTS 4, 5, 6, 7 AND 8 IN BLOCK 48 OF MELROSE, A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 3 AND ALL OF SECTION 10, ALL IN TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILWAY, GALENA DIVISION, IN COOK COUNTY, ILLINOIS. TOGETHER WITH THE WEST 1/2 OF VACATED 13TH AVENUE LYING EAST OF AND ADJOINING SAID PARCEL.

Parcel 7:

LOTS 3, 4 AND 5 IN KUHLMANN SUBDIVISION OF LOTS 4, 5, 6, 7 AND 8 IN BLOCK 48 OF MELROSE, A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUPERIOR COURT'S PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, ALL IN TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CHICAGO AND NORTHWESTERN RAILWAY, GALENA, DIVISION, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 5 AFORESAID.

Parcel 8:

LOTS 1, 2 AND 3 TAKEN AS A TRACTM IN BLOCK 48 IN MELROSE, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUPERIOR COURT PARTITION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD GALENA DIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, INNOIS. TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID PARCEL.

Parcel 11:

THAT PART OF LOT "F" IN MELROSE, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD GALENA DIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BETWEEN THE NORTH LINE OF ELGIN ROAD (NOW KNOWN AS LAKE STREET) AND THE SOUTH LINE OF NORTH 6TH STREET (NOW KNOWN AS SUPERIOR STREET), SAID LOT "F" BEING OTHERWISE DESCRIBED AS A STRIP OF LAND 42 FEET WIDE LYING EAST AND ABUTTING THE EAST LINE OF 13TH AVENUE, SOUTH OF AND ABUTTING THE SOUTH LINE OF LOT "E" AND NORTH AND ABUTTING THE RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILROAD AS SHOWN ON PLAT RECORDED AS DOCUMENT 102939, IN COOK COUNTY, ILLINOIS. TOGETHER WITH THE EAST 1/2 OF VACTED 13TH AVENUE LYING WEST OF AND ADJOINING THAT PART OF LOT "F" DECRIBED ABOVE.

Parcel 27A:

THAT PART OF 12TH AVENUE, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF CHICAGO AVENUE AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SUPERIOR STREET IN SECTION 10, TOWNSHIP 39 NORTH, EAST OF THE THIRD PRINCIPAL

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MERIDIAN, AS VACATED BY ORDINANCE RECORDED NOVEMBER 9, 2007 AS DOCUMENT 0731315167, IN COOK COUNTY, ILLINOIS.

Parcel 28A:

THAT PART OF SUPERIOR STREET, AS VACATED BY ORDINANCE RECORDED NOVEMBER 9, 2007 AS DOCUMENT 0731315167, LYING EAST OF AND ADJOINING THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST 1/2 OF THE NORTH-SOUTH 14 FOOT VACATED ALLEY IN BLOCK 49 IN MELROSE, BEING A SUBDIVISION OF LOTS 3, 4 AND 5 IN THE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 3 AND ALL OF SECTION 10, LYING NORTH OF THE SHICAO AND NORTHWESTERN RAILROAD GALENA DIVISION, ALL IN TOWNSHIP 39 NORTH, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING WEST OF AND ADJOINING THE WEST LINE OF 12TH AVENUE IN SECTION 10, AFORESAID, IN COOK COUNTY, ILLINOIS.

Real Estate Address: 1225 W. Lake Street, Melrose Park, IL 60160

Real Estate Tax Parcel Numbers:

15-10-202-001-0000	15-10-202-002-0000	15-10-202-003-0000
15-10-202-008-0000	15-10-202-009-0000	15-10-202-010-0000
15-10-202-011-0000	15-10-202-012-0000	15-10-202-013-0000
15-10-203-001-0000	15-10-203-002-0000	15-10-203-003-0000
15-10-203-006-0000	15-10-203-007-0000	15-10-203-009-0000
15-10-203-010-0000	15-10-203-011-0000	15-10-203-012-0000
15-10-203-013-0000	15-10-203-014-0000	15-10-203-015-0000
15-10-203-016-0000	15-10-203-017-0000	15-10-204-005-0000
15-10-204-006-0000	15-10-209-002-0000	15-10-209-003-0000
15-10-209-004-0000	15-10-209-005-0000	15-10-209-006-0000
15-10-209-007-0000	15-10-210-001-0000	

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August 8, 2024
Date:

BY: [Signature]
Vanessa M. Wilson, President

STATE OF ILLINOIS)
)
)
COUNTY OF KANE)

SS.

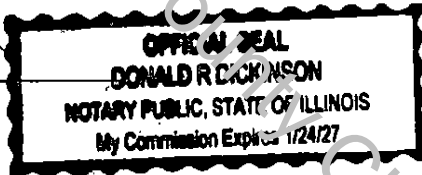
CERTIFICATION

The Affiant, VANESSA M. WILSON, being first duly sworn on oath, states that she is President of WILSON & SONS CONSTRUCTION, INC., doing business in the State of Illinois, that she is authorized to sign this certification, that she has read the forgoing claim for mechanic's lien, that she knows the contents thereof, and that the statements herein contained are true to the best of Affiant's knowledge.

August 8, 2024
Date: BY: [Signature]
VANESSA M. WILSON
111 Franklin Ave, Ste A
Aurora, IL 60506

Subscribed and Sworn to before me this 8 day of August, 2024

[Signature]
Notary Public



My Commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:

DONALD R. DICKINSON, Attorney
440 W. Galena Blvd.
Aurora, Illinois 60506

Mail Document To:

DONALD R. DICKINSON, Attorney
440 W. Galena Blvd.
Aurora, Illinois 60506