

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 056482

2019 AUG 21 AM 9:33

MICHAEL R. BROWN

**SWORN STATEMENT AND NOTICE OF INTENTION TO HOLD MECHANIC'S LIEN-
LEASEHOLD IMPROVEMENT**
(Ind. Code § 32-8-3-3)

The name and the address of the Claimant is: **St. John Plumbing, Inc.
11051 W. 97th Lane
St. John, IN 46373**

The name and the address of the Owner is: **Realty Income Properties 27, LLC
11995 El Camino Real
San Diego, CA 92130**

The name and address of the Lessee is: **Bell Missouri LLC
225 Bush Street, Suite 1800
San Francisco, CA 94104**



You are hereby notified that **St. John Plumbing, Inc.**, (hereinafter called Claimant), whose address is **11051 W. 97th Lane, St. John, IN 46373**, intends to hold a Mechanic's Lien on the following described real estate commonly known as: **Taco Bell, 1483 N. Main Street, Crown Point, IN 46307** and improvements thereon, for the amount of **\$55,480.26** for furnishing to **Restaurant Specialties Inc., (RSI Construction Services), 801 W. Cherry Street, Suite 200, Sunbury, OH 46074, Contractor, plumbing, all related materials and/or labor** by Claimant for improvements of said real estate within the last ninety (90) days, the last date said improvements were furnished was **July 23, 2019**, which real estate is more specifically described as follows:

Parcel #: 45-12-32-379-032.000-029, see Legal Description attached hereto, all in Crown Point, County of Lake, State of Indiana

Commonly known as: **Taco Bell, 1483 N. Main Street, Crown Point, IN 46307**

The undersigned individual executing this instrument, having been duly sworn upon his oath under the penalties of perjury, hereby states the Claimant intends to hold a Mechanic's Lien upon the above-described real estate and the described improvements, and the facts and matters set forth in the foregoing statement are true and correct.

This claim for mechanic's lien applies to Tenant's leasehold interest in the Real Estate, as improved, and any interest of the Owner in or to improvements to the leasehold estate.

St. John Plumbing, Inc.

BY: _____
ALLAN R. POPPER of Lienguard, Inc., Agent for
St. John Plumbing, Inc.
11051 W. 97th Lane
St. John, IN 46373

1 additional number
#2790
#116154
E CD

Subscribed and sworn to on **August 14, 2019**

Florence Santarsieri
Florence Santarsieri - Notary Public

CC: Taco Bell Corporation
(Cert) One Glen Bell Way
Irvine, CA 92618



File No: 112929-19-1

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Document is NOT OFFICIAL!

St. John Plumbing, Inc. This Document is the property of the Lake County Recorder!

By: *[Signature]*
Allan R. Popper of Vanguard Inc. as agent for
St. John Plumbing, Inc.

STATE OF ILLINOIS
COUNTY OF DUPAGE

Before me, a Notary Public in and for said County and State, personally appeared Allan R. Popper who acknowledged the execution of the foregoing Sworn Statement and Notice of Intention to Hold Mechanic's Lien on the Improvements and who, having been duly sworn, under the penalties of perjury, stated that the facts and matters therein are true and correct.

Witness my hand and notarial seal on **August 14, 2019**

Florence Santarsieri
Florence Santarsieri - Notary Public



This instrument was prepared by Allan R. Popper, 1000 Jorie Blvd. Ste. 270, Oak Brook IL 60523



EXHIBIT "A"

LEGAL DESCRIPTION

PART OF THE EAST 778.73 FEET, BY PARALLEL LINES, OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, THENCE NORTH 89 DEGREES 08 MINUTES 34 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 70.01 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD #55 (MAIN STREET); THENCE NORTH 00 DEGREES 05 MINUTES 05 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 624.06 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 54 MINUTES 55 SECONDS WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 05 SECONDS EAST, PARALLEL WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 158.63 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 55 SECONDS EAST, A DISTANCE OF 160.00 FEET, TO A POINT ON SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 158.63 FEET, TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, INDIANA.

