2020-086545

2020 Nov 24

3:29 PM

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD MICHAEL B BROWN RECORDER

PRE-LIEN NOTICE TO OWNER OF MECHANIC'S LIEN RIGHTS

Owner:

Jose Ruiz and any unknown spouse 964 Ian Drive Hobart, Indiana 46342

Subcontractor/ Supplier:

American Builders and Contractors Supply Co., Inc. - ABC Supply Co., Inc.

One ABC Parkway

Beloit, Wisconsin 53511

Contractor:

PRICE POINT BUILDERS

PO BOX 1343 This Document is the property of CROWN POINT, Indiana 46308-1343 the Lake County Recorder!

Project:

JOB/LOT 9 TRAILVIEW 964 IAN DRIVE

HOBART, Indiana 46342

Scope of Work: Roofing and/or other exterior building materials and products

Contract Amount: \$15,000.00

Please take notice that AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. -ABC SUPPLY CO., INC. (hereinafter referred to as "Sub/Supplier") is a Subcontractor or Material Supplier to Contractor on the above described Project of Owner, located on the following described real estate situated in Lake County, Indiana.

Street Address: 964 IAN DRIVE HOBART, Indiana 46342

Folio Number: 45-09-31-354-015.000-018

Legal Description: LOT 9 IN TRAILVIEW, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 99, PAGE 55 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Sub/Supplier is furnishing its Work to the Project pursuant to its Subcontract/P.O. Agreement with Contractor. The total value of its Scope of Work is the amount indicated above, which is subject to increase or decrease pursuant to changes in the scope and price of Provider's Work.

This Pre-Lien Notice to Owner of Mechanic's Lien Rights is given pursuant to the Indiana Mechanic's Act, as codified at Indiana Code §32-8-3-1. It is intended to inform you, as Owner, that Sub/Supplier is a Subcontractor or Material Supplier on the Project and as such has mechanic's lien rights pursuant to statute.

These mechanic's lien rights provide that in the event that Sub/Supplier is not paid by Contractor for its Work, or any portion thereof, a mechanic's lien may be recorded in the future by Sub/Supplier against the Project and its underlying real estate and all improvements thereon or connected therewith.

The Owner is cautioned to ensure that adequate funds are available under the Owner's Contract with Contractor to pay Sub/Supplier, and to ensure that those funds are, in fact, paid to Sub/Supplier. This Pre-Lien Notice is required by statue and it not intended to reflect adversely on Contractor.

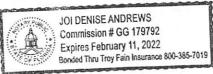
NOTE: In addition to being recorded in the Recorder's Office of the County where the Project is located, this Pre-Lien Notice to Owner of Mechanic's Lien Rights is being furnished to Owner by Sub/Supplier by certified mail, return receipt requested.

Date: NOVEMBER 2,/2020
Document is
AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC ABC SUPPLY CO., INC.
One ADC Parkway
Beloit, Wisconsin 535 This Document is the property of
608-368-2047 Ext 124
the Lake County Recorder!
By: Continue of the second
Ariela Wagner, Agent
STATE OF FLORIDA
COUNTY OF BROWARD
COOKIT OF BITOWARD
Before me, a Notary Public in and for said County and State, personally appeared Ariela
Wagner, Agent of AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC ABC
SUPPLY CO., INC., and acting for and on its behalf, and he/she being first duly sworn by me
upon his/her bath and before me and subsorbed in my presence, acknowledged the execution
of the foregoing Pre-Lien Notice to Owner of Mechanic's Lien Rights, and further stated that the
facts and matters therein set forth are true and correct, and executed the same.
Witness my hand and Notarial Seal thisday of
MOVEMBER , WOLAND STEEL
Jackens anden
Notary Public, State of Florida
Page and the first terminal of the first ter

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO: AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC. - ABC SUPPLY CO., INC. Ariela Wagner

One Abc ParkwayBeloit, Wisconsin 53511 608-368-2047 Ext 124

W/O: 4073560 / Job Number: 00783453-018



Certificate of Proof

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.
Jastine melin
Witness Signature
Joi Denise Andrews Document is
Witness Printed Name NOT OFFICIAL!
This Document is the property of
Dunafi
the Lake County Recorder!
STATE OF FLORIDA
COUNTY OF BROWARD
Before me, a Notary Public in and for said County and State, Dated on
Nov 2, 2020 , personally appeared the above-named WITNESS to the
foregoing instrument, who, being by me duly sworn, did depose and say that he/she
knows WITNESS - Joi Denise Andrews to be the
individual(s) described in and who executed the foregoing instrument: that said
WITNESS was present and saw said GRANTOR(S) Ariela Wagner, Agent of
AMERICAN BUILDERS AND CONTRACTORS SUPPLY CO., INC ABC SUPPLY
CO., INC. execute the same: and the said WITNESS at same time subscribed his/her
name as a witness thereto.
WOIA NA STATE LOMBARDI
MY COMMISSION #GG075538
Mathema Johnson Expires: FEB 21, 2021
Notary Public. State of Florida Bonded through 1st State Insurance