

# UNOFFICIAL COPY

MGD-Karlov



Doc#: 1016118066 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/10/2010 03:44 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

## GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE CLAIMANT, **MGD Electric, Inc.**, located at 5931 West Lawrence Avenue, Chicago, Illinois, claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **Christopher Georgiades**, owner, **Chicago Title Land Trust Company** as successor trustee to **LaSalle Bank, N.A.** trustee of a certain land trust dated **December 14, 1998** and known as **Trust Number 25-9709**, owner, **Banco Popular North America**, mortgagee, (collectively the "Owner"), and any other person claiming an interest in the real estate more fully described below, by, through, or under the **Owner**, stating as follows:

1. At all times relevant hereto and continuing to the present, **Owner** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See Attached Exhibit A.

P.I.N.s: 16-15-412-001-0000 and 16-15-412-020-0000.

which property is commonly known as 711 South Karlov Avenue, Chicago, Illinois.

2. That **Christopher Georgiades**, contracted with Claimant to furnish and install electrical wiring and lighting for use at said premises.

3. On or about March 11, 2010, the Claimant completed its work under its contract, which entailed the delivery of said labor and materials.

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4. That, as of this date, there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Two Thousand Four Hundred Forty-Four and 00/100 Dollars (\$2,444.00)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interests of the **Owner** in the real estate (including all land and improvements thereon and lease hold interests) in the amount of **Two Thousand Four Hundred Forty-Four and 00/100 Dollars (\$2,444.00)** plus interest.

5. Without acknowledging that this statutory provision applies in this situation, Section 1692g(a) of the Fair Debt Collection Practices Act requires that the following information be given to you:

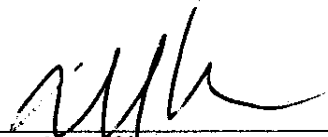
- a. The amount of the debt: \$2,440.00 plus interest, costs and attorneys fees.
- b. The name of the creditor to whom the debt is owed: MGD Electric, Inc.
- c. Unless you, within thirty (30) days after receipt of this notice, dispute the validity of the debt, or any portion thereof, the debt will be assumed to be valid.
- d. If you notify our office in writing within that thirty (30) day period that the debt, or any portion thereof, is disputed, our office will obtain verification of the debt or a copy of a judgment against you and a copy of such verification or judgment will be mailed to you.
- e. Upon your written request within the thirty (30) day period, our office will provide you with the name and address of the original creditor, if different from the

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current creditor.

MGD Electric, Inc., an Illinois corporation,

By:   
One of its attorneys

**Prepared by and after recording mail to:**

James T. Rohlfing  
Mark B. Grzymala  
ROHLFING & OBERHOLTZER  
211 West Wacker Drive, Suite 1200  
Chicago, Illinois 60606  
(312) 923-7100

**PLEASE NOTE THAT THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Property of Cook County Clerk's Office

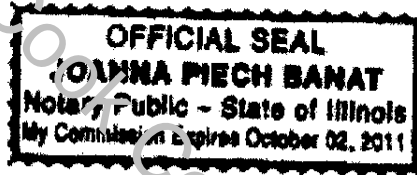
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## VERIFICATION

The undersigned, DANLON GARCIA, being first duly sworn, on oath deposes and states that s/he is an authorized representative of MGD Electric, Inc., that s/he has read the above and foregoing General Contractor's Claim for Mechanics Lien and that to the best of his or her knowledge and belief the statements therein are true and correct.

[Handwritten Signature]

SUBSCRIBED AND SWORN to  
before me this 9<sup>th</sup> day  
of June, 2010.



Joanna Piech Banat  
Notary Public

My commission expires: October 2, 2011

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**Legal Description:**

LOTS 9, 10 AND 11 AND VACANT ALLEY LYING SOUTH AND ADJOINING BLOCK 2 IN MUNSON'S ADDITION TO CHICAGO A SUBDIVISION (EXCEPT THE NORTH EAST ACRE THEREOF) OF 26 ACRES LYING NEXT STREET ADJOINING THE CENTER OF BARRY POINT ROAD IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

LOT "A" IN BUTLER, CUMMINGS, AND SCULLY'S SUBDIVISION OF PART OF MUNSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF MUNSON'S ADDITION EAST OF THE EAST LINE OF MILLER STREET (EXCEPT LOTS 9, 10, AND 11 IN BLOCK 2 AND ALLEY SOUTH AND ADJOINING SAID LOTS) IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

THAT PART OF VACATED ALLEY IN BLOCK 2 IN MUNSON'S ADDITION AFORESAID, LYING BETWEEN LOTS 9, 10, AND 11, AND LOT "A" AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

