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MGD-Mozart



Doc#: 1032616027 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/22/2010 11:58 AM Pg: 1 of 5

FOR RE

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Michael Kenneth Brooks
837 North Mozart Street
Chicago, IL 60622

VIA CERTIFIED MAIL R/R
Christine N. Busby
837 North Mozart Street
Chicago, IL 60622

VIA CERTIFIED MAIL R/R
Rosewood Commercial, Inc.
c/o Mark Dunnett, Registered Agent
1050 North State Street
Mezzanine #3
Chicago, IL 60610

VIA CERTIFIED MAIL R/R
Wells Fargo Bank, N.A.
attn: Residential Lending
P.O. Box 11701
Newark, NJ 07101-4701

VIA CERTIFIED MAIL R/R
Wells Fargo Bank, N.A.
attn: Residential Lending
2289 Howard Street
Evanston, IL 60202

THE CLAIMANT, **MGD Electric, Inc.**, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Michael Kenneth Brooks**, owner, **Christine N. Busby**, owner, **Wells Fargo Bank, N.A.**, mortgagee, (collectively "Owner"), **Rosewood Commercial, Inc.**, contractor, and any other person claiming an interest in the real estate, more fully described below, through, or under the **Owner**, stating as follows:

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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.: 16-01-326-016-0000.

which property is commonly known as 837 North Mozart Street, Chicago, Illinois 60622.

2. On information and belief, said Owner contracted with **Rosewood Commercial, Inc.**, for certain improvements to said premises.

3. Subsequent thereto, **Rosewood Commercial, Inc.**, entered into a subcontract with the Claimant to furnish labor and materials related to electrical work to said premises.

4. The Claimant completed its work under its subcontract on September 3, 2010, which entailed the delivery of said labor and materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Six Thousand Twenty and 00/100 Dollars (\$6,020.00)** 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 interest of the Owner, and other parties named above, in the real estate (including all land and improvements thereon and any leasehold interests) and on the monies or other consideration due or to become due from the Owner under said contract against said contractor, in the amount of **Six Thousand Twenty and 00/100 Dollars (\$6,020.00)** plus interest.

6. **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: \$6,020.00 plus interest, costs, and attorneys' fees.**
- b. **The name of the creditor to whom the debt is owed: MGD Electric, Inc.**

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- 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 current creditor.

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

MGD Electric, Inc., an Illinois corporation,

By: 

One of its attorneys

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

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

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Legal Description:

LOT 20 IN OSGOOD AND MUIR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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VERIFICATION

The undersigned, Darek Gancarz, being first duly sworn, on oath deposes and states that he is an authorized representative of **MGD Electric, Inc.**, that he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that to the best of his knowledge and belief the statements therein are true and correct.

Darek Gancarz

SUBSCRIBED AND SWORN to
before me this 17th day
of NOVEMBER, 2010.

Anthony J. Hansen
Notary Public

OFFICIAL SEAL
ANTHONY J. HANSEN
Notary Public - State of Illinois
My Commission Expires Mar 05, 2013

Property of Cook County Clerk's Office