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Doc# 1707249201 Fee \$32.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2017 11:20 AM PG: 1 OF 4

FOR RECORDER'S USE ONLY

## GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE CLAIMANT, **Aldo Enterprises Inc.** located at 6954 W. Diversey Avenue, Chicago, Illinois 60707 claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **Michael Polsky**, owner, **Tiffany Chiang**, owner, (collectively, the "Owners"), **Mortgage Electronic Registration Systems Inc. as nominee for Perl Mortgage Inc.**, mortgagee, **Perl Mortgage Inc.**, mortgagee, and any other person claiming an interest in the real estate more fully described below, by, through or under the **Owners**, stating as follows:

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

PARCEL: THE EAST 1/2 OF LOT 96 AND THE WEST 1/2 OF LOT 97 IN BLOCK 2 IN COCHRAN'S 4<sup>TH</sup> ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE SOUTH 15 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1893 AS DOCUMENT 1915347, IN COOK COUNTY, ILLINOIS

P.I.N.: 14-05-128-033-0000.

which property is commonly known as 1219 West Norwood St., Chicago, Illinois 60660.

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2. That in or about September 2014, **Michael Polsky**, entered into a written agreement with Claimant to act as general contractor with respect to remodeling work at said premises.

3. On November 18, 2016, the Claimant completed its work under its agreement, which entailed the furnishing of said labor and materials.

4. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Twenty-Nine Thousand Five Hundred Fifty-Nine and 00/100 Dollars (\$29,559.00)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

5. Claimant claims a lien on the real estate and against the interests of the **Owners** and other parties named above in the real estate (including all land and improvements thereon and any leases, leasehold interests, surface, subsurface, and other rights) in the amount of **Twenty-Nine Thousand Five Hundred Fifty-Nine and 00/100 Dollars (\$29,559.00)**, 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: \$29,559.00 plus attorneys fees, interest and costs.
- b. The name of the creditor to whom the debt is owed: Aldo Enterprises, 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.

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e. Upon your written request within the thirty (30) period, our office will provide you with the name and address of the original creditor, if different from the current creditor.

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

**ALDO ENTERPRISES INC.,**  
an Illinois corporation,

By:   
One of its attorneys

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

Mark B. Grzymala  
GRZYMALA LAW OFFICES, P.C.  
10024 Skokie Blvd, Suite 206  
Skokie, Illinois 60077  
847.920.7286  
mark@grzymalalaw.com

Property of Cook County Clerk's Office

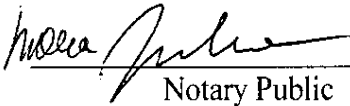
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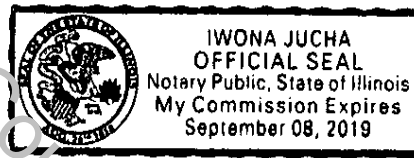
## VERIFICATION

The undersigned, ROMAN MUDRY being first duly sworn, on oath deposes and states that he is an authorized representative of **ALDO ENTERPRISES, INC.**, that he has read the above and foregoing General Contractor's Claim for Mechanics Lien and that the statements therein are true and correct.

  
\_\_\_\_\_

SUBSCRIBED AND SWORN to  
before me this 9<sup>th</sup> day  
of March, 2017.

  
\_\_\_\_\_  
Notary Public



My commission expires: September 08, 2019

Property of Cook County Clerk's Office