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Doc#: 1717415111 Fee: \$43.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/23/2017 11:27 AM Pg: 1 of 5

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE CLAIMANT, **Accurate Painting and Remodeling, Inc.** located at 5250 W. Waveland Ave., Chicago, Illinois 60641 claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **Judith M. Ball, Trustee of the Judith M. Ball Living Trust Dated 06/26/2012**, owner, (the "Owner"), **Homeside Lending, Inc.**, mortgagee, **ABN AMRO Mortgage Group Inc.**, mortgagee, **Newport Court Townhouse Condominium Association**, interested party, 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 Exhibit A

P.I.N.: 14-20-411-069-1001

which property is commonly known as 1157 West Newport Ave., Chicago, IL 60657.

2. That **Judith M. Ball, Trustee** entered into a written contract with Claimant perform painting, patching, and water damage repair and restoration at said premises.

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3. On April 28, 2017, the Claimant completed its work under its contract, which entailed the furnishing of said labor and materials.

4. The Claimant last substantially furnished labor under said contract to said premises on April 28, 2017. The Claimant was unable to complete its work under said contract because Owner breached the contract by failing to timely pay Claimant among other breaches. The Claimant was forced to stop work at said premises on or about April 28, 2017.

5. That as of April 28, 2017 there is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Three Thousand Ten and 00/100 Dollars (\$3,010.00)**, which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

6. Claimant claims a lien on the real estate and against the interests of the **Owner** 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 **Three Thousand Ten and 00/100 Dollars (\$3,010.00)** plus interest.

7. **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: \$3010.00 plus attorneys' fees, interest and costs.**
- b. **The name of the creditor to whom the debt is owed: Accurate Painting and Remodeling, 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.**

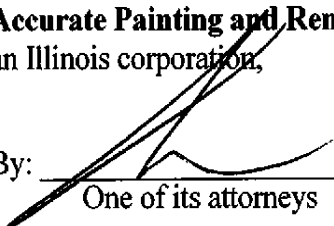
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e. Upon your written request within the thirty (30) period, our office will provide you with the name and address of the original creditor, if different from the current creditor.

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

Dated: June 23, 2017

Accurate Painting and Remodeling, 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

Property of Cook County Clerk's Office

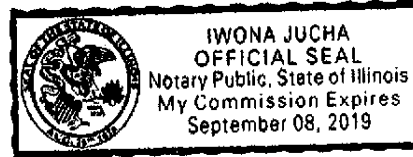
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VERIFICATION

The undersigned, Peter Simon, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **Accurate Painting and Remodeling, Inc.**, that s/he has read the above and foregoing General Contractor's Claim for Mechanics Lien and that the statements therein are true and correct.

Peter Simon

SUBSCRIBED AND SWORN to before me this 23rd day of June 2017.



Iwona Jucha
Notary Public

My commission expires: September 8, 2019

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Legal Description

UNIT 'A' IN NEWPORT COURT TOWNHOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 27 LYING NORTH OF THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD AND ALL OF LOTS 28, 29 AND 30 IN BLOCK 1 IN GEORGE CLEVELAND'S SUBDIVISION OF LOT 3 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96209391 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office



PERMANENT REAL ESTATE INDEX NUMBER:
14-20-411-069-1001