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Doc#: 1732157210 Fee: \$43.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/17/2017 02:07 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Zbigniew Wojslaw
1935 Big Bend Dr.
Des Plaines, IL 60016

VIA CERTIFIED MAIL R/R
Robert M. Mardirossian
2521 Thayer St.
Evanston, IL 60201

THE CLAIMANT, **Chicago Hardwood Contractors, Inc.**, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Robert M. Mardirossian**, owner (the "Owner"), **Zbigniew Wojslaw**, general contractor, and any other person claiming an interest in the real estate, more fully described below, 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.: 05-34-310-027-0000

which property is commonly known as 2521 Thayer Street, Evanston, Illinois 60201.

2. On information and belief, **Owner** contracted with **Zbigniew Wojslaw** for certain improvements to said premises.

3. Subsequent thereto **Zbigniew Wojslaw** entered into a subcontract agreement with the **Claimant** to furnish and install wood flooring, stairs, and related materials.

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4. The Claimant completed its work under its subcontract on September 15, 2017, which entailed the delivery of said labor and materials.

5. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Three Thousand and 01/100 Dollars (\$3,000.01)** 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 interest 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) 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 **Three Thousand and 01/100 Dollars (\$3,000.01)** 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:

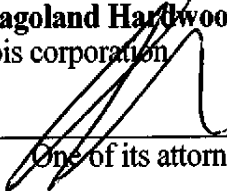
- a. The amount of the debt: \$3,000.01 plus attorney's fees, interest and costs.
- b. The name of the creditor to whom the debt is owed: Chicagoland Hardwood Contractors, Inc.
- c. Unless you, within thirty (30) days after receipt of this notice, dispute the validity of the debt, or any portion thereof, 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) period, our office will provide you with the name and address of the original creditor, if different from the current creditor.

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

Dated: November 4, 2017

**Chicagoland Hardwood Contractors, Inc., an
Illinois corporation**

By: 
One of its attorneys

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

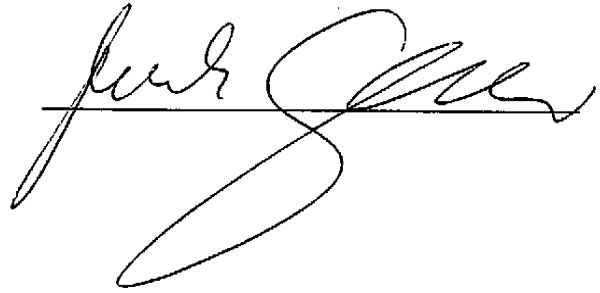
Mark B. Grzymala
GRZYMALA LAW OFFICES, P.C.
10024 Skokie Blvd, Suite 206
Skokie, Illinois 60077
(847) 920-7286
mark@grzymalalaw.com

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VERIFICATION

The undersigned, Marek Staniszewski being first duly sworn, on oath deposes and states that s/he is an authorized representative of **Chicagoland Hardwood Contractors, Inc.**, that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.



SUBSCRIBED AND SWORN to
before me this 3 day
of November, 2017

Izabela Migala
Notary Public



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CHICAGO TITLE INSURANCE COMPANY

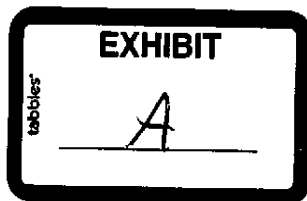
PROPERTY INFORMATION REPORT

ORDER NO.: 1408 H25404450 HE

D. Legal Description

LOT 6 (EXCEPT THE EAST 12 1/2 FEET THEREOF) IN BLOCK 5 IN JOHN CULVER'S ADDITION TO NORTH EVANSTON IN THE CITY OF EVANSTON, TOWNSHIP 42 NORTH. RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



BORROWER NAME AND ADDRESS:
N/A

PERMANENT REAL ESTATE INDEX NUMBER:
05-34-310-027-0000