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Doc#: 1817957127 Fee: \$43.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2018 12:47 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
J.C. Restoration, Inc.
c/o Warner Cruz, Reg. Agent
3200 Squibb Avenue
Rolling Meadows, IL 60008

VIA CERTIFIED MAIL R/R
Chemical Residential Mortgage Corp.
c/o C T Corporation System, Reg. Agent
208 S. LaSalle St., Suite 814
Chicago, IL 60604

VIA CERTIFIED MAIL R/R
Mark Hollander
743 W. Wellington Avenue, Apt 1
Chicago, Illinois 60657

VIA CERTIFIED MAIL R/R
Lynn K. Hollander, as Trustee of the Lynn
K. Hollander Revocable Trust Agreement
Dated March 20, 2015
743 W. Wellington Avenue, Apt 1
Chicago, Illinois 60657

THE CLAIMANT, **Pro Max Remodeling, 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: **Lynn K. Hollander, Trustee of the Lynn K. Hollander Revocable Trust Agreement Dated March 20, 2015**, owner, (the "Owner"), **J.C. Restoration, Inc.**, general contractor, **Chemical Residential Mortgage Corporation**, mortgagee, **Mark Hollander**, interested party, 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.s: 14-28-110-017-1022 and 14-28-110-017-1052

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which property is commonly known as 743 W. Wellington Avenue, Apartment 1, Chicago, Illinois, 60657.

2. On information and belief, the **Owner** contracted with **J.C. Restoration, Inc.** for certain improvements to said premises.

3. Subsequent thereto, **J.C. Restoration, Inc.** entered into an agreement with the Claimant to furnish hardwood flooring and related materials at said premises.

4. The Claimant completed its work under its subcontract on March 2, 2018, 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 **Two Thousand One Hundred Thirty and 00/100 Dollars (\$2,130.00)** 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 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 **Two Thousand One Hundred Thirty and 00/100 Dollars (\$2,130.00)** 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: \$2,130.00 plus attorney's fees, interest and costs.
- b. The name of the creditor to whom the debt is owed: Pro Max 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.

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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.

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

Dated: May 29, 2018

PRG MAX REMODELING, INC., an Illinois corporation,

By: 

Its President

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
p: 847.920.7286
e: mark@grzymalalaw.com

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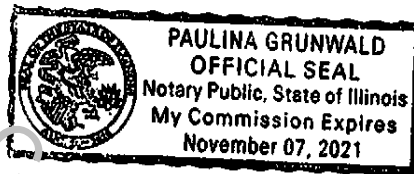
VERIFICATION

The undersigned, **PAWEL MAJEWSKI**, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **Pro Max Remodeling, 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 29th day
of May, 2018.

Paulina Grunwald
Notary Public



Property of Cook County Clerk's Office



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CHICAGO TITLE INSURANCE COMPANY

PROPERTY INFORMATION REPORT

ORDER NO.:

HE

D. Legal Description

THAT PART OF BLOCK 2 IN GARDNER AND KNOKE'S SUBDIVISION OF 20 ACRES NORTH OF AND ADJOINING THE SOUTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTH OF A LINE DRAWN PARALLEL WEST AND 100 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 2, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 93513491 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

BORROWER NAME AND ADDRESS:
N/A

PERMANENT REAL ESTATE INDEX NUMBER:
SEE BELOW

14-28-110-017-1022; AND
14-28-110-017-1052

