

# UNOFFICIAL COPY

Doc#. 1901812014 Fee: \$42.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/18/2019 09:26 AM Pg: 1 of 4

00940

FOR RECORDER'S USE ONLY

## GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE CLAIMANT, **Omega Renovation, Inc.** located at 21 Kristin Drive, Unit 1102, Schaumburg, Illinois 60195, claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **Susan P. Scott**, owner (the "Owner"), **HSBC Mortgage Services Inc. f/k/a HFSI**, mortgagee, **MTGLQ Investors, L.P.**, mortgagee, 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: THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:  
THE SOUTH 9.69 FEET OF LOT 17, ALL OF LOT 16 AND LOT 15 (EXCEPT THE SOUTH 35 FEET) IN BLOCK 3 IN WALLACE'S ADDITION TO MAYWOOD IN THE WEST 1/2 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 15-15-110-028-0000

which property is commonly known as 1244 S. 19th Avenue, Maywood, Illinois 60153.

2. That on or about June 1, 2017, **Susan P. Scott**, entered into a written agreement with Claimant for roofing and gutter work at said premises.

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3. On June 25, 2017, 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 **Four Thousand Nine Hundred Ninety-Six and 79/100 Dollars (\$4,996.76)**, 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 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 **Four Thousand Nine Hundred Ninety-Six and 79/100 Dollars (\$4,996.76)** 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: **\$4,996.76** plus attorney's fees, interest and costs.
- b. The name of the creditor to whom the debt is owed: **Omega Renovation, 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.**

**OMEGA RENOVATION, 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

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## VERIFICATION

The undersigned, Malgorzata Zieba being first duly sworn, on oath deposes and states that he is an authorized representative of OMEGA RENOVATION, 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.

M. Zieba

SUBSCRIBED AND SWORN to  
before me this 14 day  
of January 2019.

Natalia Suhay  
Notary Public  
My commission expires: 08/06/22

