



1916913171

Doc# 1916913171 Fee \$45.00

00982

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/18/2019 03:54 PM PG: 1 OF 4

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE CLAIMANT, **New Edge Improvement Co.** located at 7151 W. Belmont Avenue, Chicago, Illinois, 60634 claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **Rosemary Williams**, owner (the "Owner"), **Mortgage Electronic Registration Systems, Inc.**, mortgagee, **Guaranteed Rate, Inc.**, mortgagee, 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: LOT 1 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 OF SCOVILLE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-07-315-011-0000

which property is commonly known as 301 Wisconsin, Oak Park, Illinois 60302.

2. That **Rosemary Williams** entered into a written agreement with Claimant to act as general contractor with respect to remodeling work at said premises.

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3. On February 18, 2019, the Claimant substantially completed its work under its agreement, which entailed the furnishing of said labor and materials. Claimant was unable to complete its work due to the Owner's breach by failing to timely pay Claimant the balance due and Owner's termination of the agreement.

4. There is due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of **Twenty-Seven Thousand and 00/100 Dollars (\$27,000.00)**, 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 **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 **Twenty-Seven Thousand and 00/100 Dollars (\$27,000.00)** plus interest for work performed as of February 18, 2019.

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: \$27,000.00 plus attorney's fees, interest and costs.
- b. The name of the creditor to whom the debt is owed: New Edge Improvement Co.
- 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

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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.

NEW EDGE IMPROVEMENT CO.,
an Illinois corporation,

By: _____

One of its attorneys

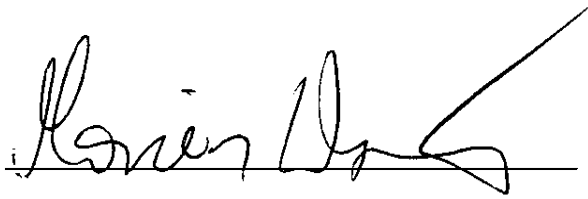
This notice was prepared by and after recording should be mailed to:

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

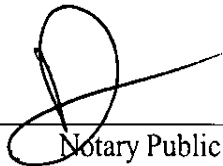
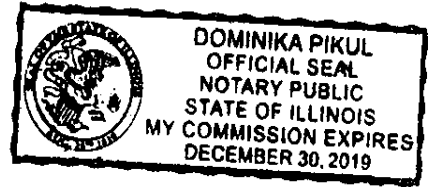
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VERIFICATION

The undersigned, MARCIN WSOL being first duly sworn, on oath deposes and states that he is an authorized representative of **New Edge Improvement Co.**, 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 18 day
of June 2019.



Notary Public

My commission expires: December 30, 2019

Property of Cook County Clerk's Office