

# UNOFFICIAL COPY

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Doc#: 1931047018 Fee: \$58.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/06/2019 12:52 PM Pg: 1 of 7

*FOR RECORDER'S USE ONLY*

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R  
Cassnick Contracting, LLC  
c/o Doug Hrabik, CEO  
15 N. Central Ave.  
Canonsburg, PA 15317

VIA CERTIFIED MAIL R/R  
Kamin Realty Co.  
c/o Charles Reali, Vice President  
401 Shady Avenue, Suite A101  
Pittsburgh, PA 15206

VIA CERTIFIED MAIL R/R  
Daniel G. Kamin Melrose Park  
Enterprises, L.L.C. f/k/a MRSLV Melrose  
Park, L.L.C.  
c/o Illinois Corporation Service C, Reg  
Agent  
801 Adlai Stevenson Dr.  
Springfield, IL 62703

VIA CERTIFIED MAIL R/R  
Samsbeauty Warehouse, Inc.  
c/o Hyung-Choon Park, Reg. Agent  
1480 Renaissance Dr. Suite 412  
Park Ridge, IL 60068

THE CLAIMANT, **MGD Electric, 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: **Daniel G. Kamin Melrose Park Enterprises, L.L.C. f/k/a MRSLV Melrose Park, L.L.C.**, owner, **Samsbeauty Warehouse, Inc.**, tenant, (the "Owners"), **Cassnick Contracting, LLC**, contractor, **Kamin Realty Co.**, interested party/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, **Owners** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL: See attached Exhibit A.

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P.I.N.: See attached Exhibit A

which property is commonly known as Sams Beauty, 1101 W. North Ave., Melrose Park, IL 60160.

2. On information and belief, the **Owners** contracted with **Cassnick Contracting, LLC** for certain improvements to said premises.

3. Subsequent thereto, **Cassnick Contracting, LLC** entered into an agreement with the Claimant to furnish labor and materials related to electrical work and fire alarm installation at said premises.

4. Subsequent thereto in or about July 2019, and upon information belief said subcontract with Claimant may have been assigned to the **Owners** or to **Kamin Realty Co.**

5. The Claimant completed its work under its subcontract on July 31, 2019, which entailed the delivery of said labor and materials.

6. There is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Forty Thousand Nine Hundred Four and 58/100 Dollars (\$40,904.58)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

7. Claimant claims a lien on the real estate and against the interest of the **Owners**, 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,

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in the amount of **Forty Thousand Nine Hundred Four and 58/100 Dollars (\$40,904.58)** plus interest.

Dated: October 24, 2019

**MGD ELECTRIC, 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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## EXHIBIT "A" Legal Description

**For APN/Parcel ID(s): 12-34-405-014-0000 and 12-34-405-024-0000**

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PARCEL 1: THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4), A DISTANCE OF 104.50 FEET; THENCE EAST 410.00 FEET ALONG THE NORTH LINE OF NORTH AVENUE AS WIDENED, TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, SAID NORTH LINE OF NORTH AVENUE AS WIDENED, BEING A LINE DRAWN TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, AT A POINT 104.85 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER (1/4); THENCE NORTH ALONG THE EAST LINE OF THE WEST 410.00 FEET OF SAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34, A DISTANCE OF 280.00 FEET; THENCE WEST ALONG A LINE DRAWN PARALLEL WITH THE AFORESAID NORTH LINE OF NORTH AVENUE 410.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 355.74 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 591.00 FEET OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE EAST, ALONG SAID SOUTH LINE, 278.20 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 278.20 FEET OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE NORTH, ALONG SAID EAST LINE, 360.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 231.00 FEET OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE WEST, ALONG SAID SOUTH LINE, 278.20 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE NORTH ALONG WEST LINE, 45.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 186.00 FEET OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE EAST ALONG SAID SOUTH LINE, 663.68 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 17 IN STURM ESTATE SUBDIVISION IN THE EAST HALF (1/2) OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE NORTH ALONG SAID WEST LINE, 1.11 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 186.00 FEET OF SAID LOT 17; THENCE EAST, ALONG SAID SOUTH LINE, 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 75.00 FEET OF SAID LOT 17; THENCE SOUTH, ALONG SAID EAST LINE, 1041.48 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF NORTH AVENUE AS WIDENED, SAID NORTH LINE BEING DRAWN FROM A POINT ON THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER (1/4) OF SECTION 34 AT A POINT OF 105.20 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (1/4), TO A POINT ON THE AFORESAID EAST LINE OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34 AT A POINT 104.85 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER (1/4); THENCE WEST, ALONG SAID NORTH LINE OF NORTH AVENUE, 75.13 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID EAST LINE OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 34; THENCE WEST ALONG THE NORTH LINE OF NORTH AVENUE AS WIDENED, 252.88 FEET TO THE HEREINABOVE DESCRIBED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "A" Legal Description

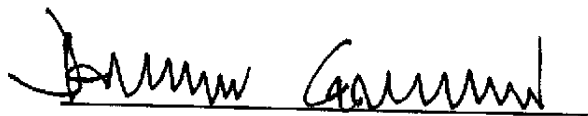
PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AS CREATED IN THE DECLARATION OF PROTECTIVE COVENANTS RESTRICTIONS AND EASEMENTS MADE AUGUST 13, 1984, BY AND AMONG AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JULY 1, 1984 AND KNOWN AS TRUST NUMBER 61688, AND THE ALBERT F. AMLING CO., RECORDED SEPTEMBER 11, 1984 AS DOCUMENT 27248361, AS AMENDED BY AMENDMENT THERETO RECORDED SEPTEMBER 20, 1985 AS DOCUMENT 85198777.

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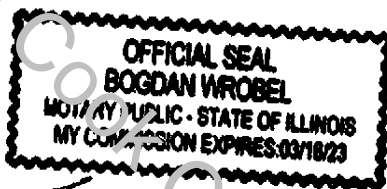
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## VERIFICATION

The undersigned, **DARIUSZ GANCARZ**, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **MGD ELECTRIC, 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 24 day  
of October 2019.



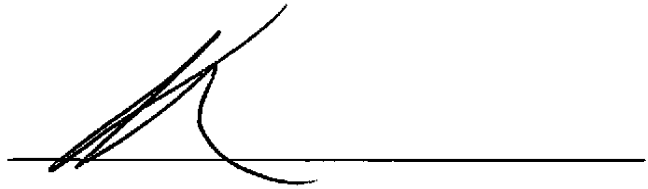
  
Notary Public

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## CERTIFICATE OF SERVICE

I, Mark Grynak, certify under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil Procedure that I served a copy of the Subcontractor's Notice and Claim for Mechanics Lien, a copy of which is attached, upon the parties set forth above by enclosing same in a properly addressed and stamped envelope, certified mail, return receipt requested, and causing it to be deposited in the United States mail depository on October 26, 2019 before 5:00 p.m.



A handwritten signature in black ink, appearing to be 'Mark Grynak', is written over a horizontal line.