

UNOFFICIAL COPY

Doc#. 2007215044 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/12/2020 09:37 AM Pg: 1 of 5

01156

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
Charlie Barszcz
5741 West Byron St.
Chicago, IL 60634

VIA CERTIFIED MAIL R/R
T. Patty Barraza
5741 West Byron St.
Chicago, IL 60634

VIA CERTIFIED MAIL R/R
Wintrust Bank
c/o Residential Lending
9700 W Higgins Rd.
Rosemont, IL 60018

VIA CERTIFIED MAIL R/R
S.T. Interior & Exterior, Inc.
c/o Halawa Illinois Registered Agent
7000 West 111th St Suite 102
Worth, IL 60482

VIA CERTIFIED MAIL R/R
Fidelity National Title
c/o Construction Department
1827 Walden Office Sq #102
Schaumburg, IL 60173

THE CLAIMANT, **Dunrite Mechanical, Inc.**, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Charlie Barszcz**, owner, **T. Patty Barraza**, owner (both the "Owner"), **WinTrust Bank**, mortgagee, **S.T. Interior & Exterior, Inc.**, 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:

UNOFFICIAL COPY

PARCEL: LOT 17 AND THE EAST 5 FEET OF LOT 18 IN BLOCK 6 IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-20-210-007-0000

which property is commonly known as 5741 West Byron St., Chicago, Illinois 60634.

2. On information and belief, the **Owner** contracted with **S.T. Interior & Exterior, Inc.** for certain improvements of said premises.

3. Subsequent thereto **S.T. Interior & Exterior, Inc.** entered into a subcontract agreement with the **Claimant** to furnish and install complete ductwork, a new furnace, air conditioning unit and provide related labor for use in improvements at said premises.

4. On December 13, 2019, the **Claimant** substantially completed its work under its subcontract, which entailed the furnishing of said labor and materials.

5. That there is unpaid and owing to the **Claimant**, after allowing all credits, the principal sum of **Two Thousand and 00/100 Dollars (\$2,000.00)**, 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 and 00/100 Dollars (\$2,000.00)** 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:

UNOFFICIAL COPY

- a. The amount of the debt: \$2,000.00 plus attorney's fees, interest and costs.
- b. The name of the creditor to whom the debt is owed: Dunrite Mechanical, 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.

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

Dated: February 17, 2020

Dunrite Mechanical, Inc.,
an Illinois corporation

By: _____

One of its attorneys

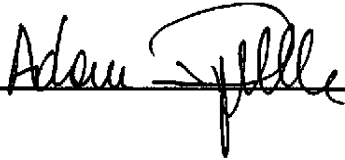
This notice was prepared by and after recording should be returned to:

Mark B. Grzymala
GRZYMALA LAW OFFICES, P.C.
10024 Skokie Blvd, Suite 323
Skokie, Illinois 60077
847-920-7286
mark@grzymalalaw.com

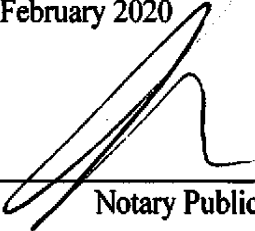
UNOFFICIAL COPY

VERIFICATION

The undersigned, **ADAM DOPIILKA** being first duly sworn, on oath deposes and states that he is an authorized representative of **Dunrite Mechanical, Inc.**, that 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 28 day
of February 2020



Notary Public

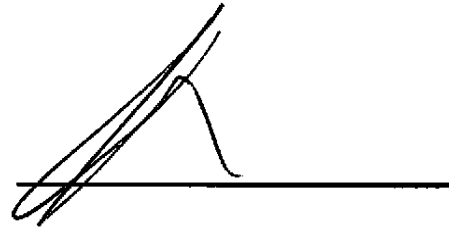


Property of Cook County Clerk's Office

UNOFFICIAL COPY

CERTIFICATE OF SERVICE

I, Mark B. Grzymala, 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 on February 28 2020.



File: 01156

Property of Cook County Clerk's Office