

UNOFFICIAL COPY

Doc#: 2124546242 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2021 11:59 AM Pg: 1 of 4

01323

FOR RECORDER'S USE ONLY

GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

THE CLAIMANT, **Best Choice Renovation, LLC**, located at 8989 Potter Road, Des Plaines, Illinois 60016, claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate: **Hala Salim**, owner (the "Owner"), **Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation**, mortgagee, **Freedom Mortgage Corporation**, 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: THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 6.82 CHAINS NORTH 83 3/4 DEGREES WEST FROM A POINT IN THE EAST LINE OF THE WEST HALF OF THE NORTH EAST QUARTER 4.18 CHAINS SOUTH OF THE NORTH EAST CORNER; THENCE NORTH 83 3/4 DEGREES WEST 5.62 CHAINS TO THE EAST LINE OF LOT 168 IN THE TOWN OF RAND; THENCE SOUTH 6 DEGREES WEST A DISTANCE OF 120.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE FOLLOWING PARCEL; THENCE SOUTH 6 DEGREES WEST A DISTANCE OF 200 FEET TO A POINT; THENCE SOUTH 83 3/4 DEGREES EAST A DISTANCE OF 197.30 FEET TO A POINT; THENCE NORTH 6 DEGREES EAST A DISTANCE OF 200.0 FEET TO A POINT; THENCE

UNOFFICIAL COPY

NORTH 83 3/4 DEGREES WEST A DISTANCE OF 197.30 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 09-21-200-041-0000

which property is commonly known as 888 Acres Lane, Des Plaines, Illinois 60016.

2. That in or about July 2021, **Hala Salim** entered into a contract with Claimant to furnish labor and materials related to repair and replacement of a house and garage roof and related work.

3. The Claimant partially completed most of its work under its contract on August 23, 2021, which entailed the delivery of said labor and materials. However, Claimant was not able to complete its work because **Hala Salim** breached said contract by refusing to pay Claimant.

4. That, after allowing all credits and payments, there is unpaid and owing to the Claimant the principal sum of **Twenty-One Thousand Nine Hundred Ninety-Eight and 00/100 Dollars (\$21,998.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum as of August 23, 2021.

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-One Thousand Nine Hundred Ninety-Eight and 00/100 Dollars (\$21,998.00)**, plus interest as of August 23, 2021.

6. Claimant reserves the right to assert an additional lien claim for any work that might be performed after August 23, 2021.

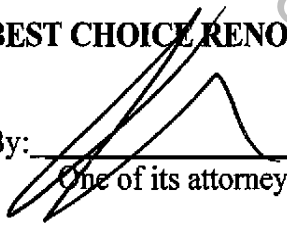
7. Without acknowledging that this statutory provision applies in this situation, Section 1692g(a) of the Fair Debt Collection Practices Act requires that the following information be given to you:

UNOFFICIAL COPY

- a. The amount of the debt: \$21,998.00 plus interest at the rate of 10%, attorney's fees and costs.
- b. The name of the creditor to whom the debt is owed: **Best Choice Renovation, LLC**
- 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 A COMMUNICATION FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

BEST CHOICE RENOVATION, LLC

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 323
Skokie, Illinois 60077
847.920.7286
mark@grzymalalaw.com

UNOFFICIAL COPY

VERIFICATION

The undersigned, Adam Maciejewski, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **Best Choice Renovation, LLC**, that s/he has read the above and foregoing General Contractor's Claim for Mechanics Lien and that the statements therein are true and correct.

Adam Maciejewski

SUBSCRIBED AND SWORN to before me this 1st day of SEPTEMBER 2021.

Urszula Topolewicz
Notary Public



My commission expires: 03/12/2025