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Karen A. Yarbrough
Cook County Clerk
Date: 11/22/2021 12:01 PM Pg: 1 of 5

FOR RECORDER'S USE ONLY

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO: VIA CERTIFIED MAIL R/R
J H Spell & Associates LLC
c/o David Eisenberg, Reg. Agent
161 N. Clark St., Ste. 1600
Chicago, Illinois 60601

VIA CERTIFIED MAIL R/R
CDF SUBALLOCATEE XLI, LLC
c/o C T Corporation System, Reg. Agent
208 So. LaSalle St., Suite 814
Chicago, Illinois 60604

VIA CERTIFIED MAIL R/R
Covenant House Illinois QALICB LLC
c/o National Registered Agents Inc., Reg.
Agent
208 So. LaSalle St., Suite 814
Chicago, Illinois 60604

VIA CERTIFIED MAIL R/R
Covenant House Illinois Inc.
c/o National Registered Agents Inc., Reg.
Agent
208 So. LaSalle St., Suite 814
Chicago, Illinois 60604

THE CLAIMANT, **MGD Electric, Inc.** of 5925 W. Lawrence Ave., Chicago, Illinois 60630, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Covenant House Illinois QALICB LLC**, owner, **Covenant House Illinois Inc.**, owner, (both collectively the "Owner"), **J H Spell & Associates LLC**, contractor, **CDF Suballocatee XLI, LLC**, 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: LOTS 52, 53, 54, 55 AND 56 IN BLOCK 12 IN THE
SUBDIVISION OF BLOCKS 3 TO 5 AND 10 TO 12 IN DAVID
S. LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST
QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE

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13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-12-314-059-0000

which property is commonly known as 2934 W. Lake Street, Chicago, Illinois 60612.

2. On information and belief, the **Owner** contracted with **J H Spell & Associates LLC** for certain improvements to said premises.

3. Subsequent thereto, on or about August 19, 2020, **J H Spell & Associates LLC** entered into a subcontract agreement with the Claimant to furnish labor and materials related to electrical work at said premises.

4. The Claimant completed its work under its subcontract on September 7, 2021, which entailed the delivery of said labor and materials.

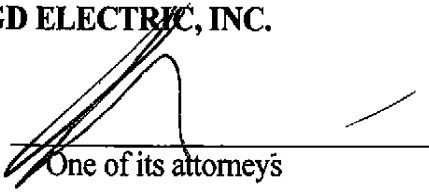
5. That there is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Twenty-One Thousand Six Hundred Seventy-Seven and 00/100 Dollars (\$21,677.00)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

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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 **Twenty-One Thousand Six Hundred Seventy-Seven and 00/100 Dollars (\$21,677.00)** plus interest.

Dated: November 12, 2021

MGD ELECTRIC, INC.

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

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VERIFICATION

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

Dariusz Gancarz

SUBSCRIBED AND SWORN to
before me this 12 day
of November 2021.



Bogdan Wrobel

Notary Public

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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 in the United States mail depository on November 12, 2021.



A handwritten signature in black ink, appearing to read 'Mark B. Grzymala', is written over a horizontal line.

File: 01336

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