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Doc#. 2328606171 Fee: \$65.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2023 10:57 AM Pg: 1 of 5

NOTICE OF CLAIM FOR MECHANIC'S LIEN

**IN THE OFFICE OF RECORDER
OF DEEDS OF COOK COUNTY,
ILLINOIS**

COMPLETE SERVICES FOR YOU)
LLC,)
(“Claimant”),)
v.)
TRACY WRIGHT,)
(“Defendants”))

“NOTICE TO OWNER

Do not pay the contractor for this
work or material unless you have
received from the contractor a waiver
of lien or other satisfactory evidence
of payment to the Claimant.”

NOTICE & CLAIM FOR LIEN IN THE
AMOUNT OF \$14,000.00
plus interest and collection costs.

Claimant, COMPLETE SERVICES FOR YOU LLC, (“COMPLETE SERVICES”), an Illinois limited liability company, located at 3 South Albert Street, Mount Prospect, IL 60056, being a general contractor and plumber on the real estate described below, hereby files a Notice and Claim for Lien against said property (“LAND”) and against TRACY WRIGHT on information and belief tenant of 1835 S. 8th Avenue, Maywood, IL 60153 upon information and belief is the OWNER of said LAND (“OWNER”) and CARRINGTON MORTGAGE SERVICES, LLC, having an office 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806; who upon information and

This document was prepared by:

P.I.N. NO. 15-14-301-010-0000

RETURN TO:

Grogan, Hesse & Uditsky, PC
2 Mid America Plaza, Suite 110
Oakbrook Terrace, IL 60181
Tel: (630) 833-5533

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belief hold an interest in the nature of a MORTGAGE on LAND which is commonly known as 1835 S. 8th Avenue, Maywood, IL 60153 and whose legal description is attached as Exhibit A.

On or before May 9, 2023, OWNER of said property made a contract with COMPLETE SERVICES FOR YOU LLC, OWNER knowingly permitted COMPLETE SERVICES FOR YOU LLC to provide restorative work and equipment for construction on said project. T & M PLUMBING, INC. thereafter complete all the work for which COMPLETE SERVICES FOR YOU LLC claims a lien on August 4, 2023.

To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay COMPLETE SERVICES FOR YOU LLC. Therefore, after all due credits, the amount left due, unpaid and owing to COMPLETE SERVICES FOR YOU LLC is \$14,000.00, for which amount, plus interest and collection costs, including reasonable attorney's fees, COMPLETE SERVICES FOR YOU LLC claims a lien on the LAND or any other party from OWNER for said project.

COMPLETE SERVICES FOR YOU LLC

By:


One of their Attorneys

Channing Blair Hesse
Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza, Suite 110
Oakbrook Terrace, IL 60181
Tel. (630) 833-5533
chesse@ghulaw.com

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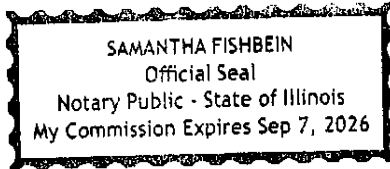
VERIFICATION

I, Gus Eliopoulos, on oath state that I am the duly authorized agent of COMPLETE SERVICES FOR YOU LLC, that I have read the foregoing Notice and Claim for Mechanic's Lien against TRACY WRIGHT AND CARRINGTON MORTGAGE SERVICES, LLC, and that the statements therein are true to the best of my information and belief.

Gus Eliopoulos
Gus Eliopoulos

Subscribed and Sworn to before me
this 11th day of ~~September~~, 2023.
October

[Signature]
NOTARY PUBLIC



Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza, Suite 110
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Telephone No. (630) 833-5533
chesse@ghulaw.com

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PROOF OF SERVICE BY MAIL

I, Channing Blair Hesse, an attorney, certify that I served the foregoing Notice and Claim for Mechanic's Lien on against TRACY WRIGHT, 1835 S. 8th Avenue, Maywood, IL 60153 (via certified mail, restricted delivery, return receipt requested), CARRINGTON MORTGAGE SERVICES, LLC, 1600 South Douglass Road, Suite 200A, Anaheim, CA 92806 (via certified mail, restricted delivery, return receipt requested), by depositing said mailed items at 2 Mid America Plaza, Suite 110, Oakbrook Terrace, IL 60181, on ~~September~~ ^{October 11} ____, 2023 with proper postage prepaid.


Channing Blair Hesse

Grogan, Hesse & Uditsky, P.C.
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LEGAL DESCRIPTION – EXHIBIT A

The land referred to in this document is situated in the CITY OF MAYWOOD, COUNTY OF COOK, STATE OF ILLINOIS, and described as follows:

THE SOUTH 60 FEET OF LOT 39 IN FRANK C WOOD'S ADDITION TO MAYWOOD, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1835 S. 8th Avenue, Maywood, IL 60153

PIN: 15-14-301-010-0000

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