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Doc#: 2331113009 Fee: \$65.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2023 09:07 AM Pg: 1 of 5

AMENDED NOTICE OF CLAIM FOR MECHANIC'S LIEN

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

T & M PLUMBING, INC.,)	“NOTICE TO OWNER
)	
)	
(“Claimant”),)	Do not pay the contractor for this
)	work or material unless you have
v.)	received from the contractor a waiver
)	of lien or other satisfactory evidence
)	of payment to the Claimant.”
)	
)	
TRACY WRIGHT, MARY L. WRIGHT,)	NOTICE & CLAIM FOR LIEN IN THE
WILMINGTON SAVINGS FUND)	AMOUNT OF \$67,352.69
SOCIETY, FSB, AS TRUSTEE OF)	plus interest and collection costs.
STANWICH MORTGAGE LOAN)	
TRUST I, THE UNITED STATES)	
SECRETARY OF HOUSING AND)	
URBAN DEVELOPMENT)	
)	
(“Defendants”))	

Claimant, T & M PLUMBING, INC., (“T & M”), an Illinois corporation, located at 316 S 4th Avenue, Apt. 1, Maywood, IL 60153, being a general contractor and plumber hereby files a Notice and Claim for Lien against the real estate described below, commonly known as 1835 S. 8th Avenue, Maywood, IL 60153 (“LAND”), and against TRACY WRIGHT who is, upon information and belief, the OWNER of said LAND (“OWNER”) and MARY L. WRIGHT upon information and belief may have some interest in the subject real estate by virtue of her status as the spouse of James Wright, the original mortgagor. Mr. James

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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Wright is deceased. A Notice and Claim for Lien is also filed against THE UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT as it has an interest in the Property by virtue of a recorded note for \$29,173.97 recorded on March 31, 2022 with the Cook County Recorder of Deeds, Document No. 2209021286. A Notice and Claim for Lien is also filed against WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I, c/o Bank President, 500 Delaware Avenue, Wilmington, Delaware 19801, who upon information and belief holds an interest in the nature of a MORTGAGE on the 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 T & M PLUMBING, INC., OWNER knowingly permitted T & M PLUMBING, INC. to provide restorative work and labor and materials for general construction and plumbing on said project. T & M PLUMBING, INC. thereafter completed all the work for which T & M PLUMBING, INC. 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 T & M PLUMBING, INC. Therefore, after all due credits, the amount left due, unpaid and owing to T & M PLUMBING, INC. is \$67,352.09, for which amount, plus interest and collection costs, including reasonable attorney's fees, T & M PLUMBING, INC. claims a lien on the LAND or any other party from OWNER for said project.

T & M PLUMBING, INC.

By:

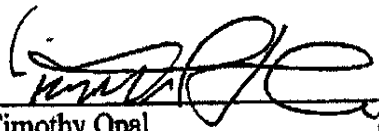

One of their Attorneys

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

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VERIFICATION

I, Timothy Opal, on oath state that I am the duly authorized agent of T & M PLUMBING, INC., that I have read the foregoing Notice and Claim for Mechanic's Lien against TRACY WRIGHT, MARY L. WRIGHT, THE UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I and that the statements therein are true to the best of my information and belief.

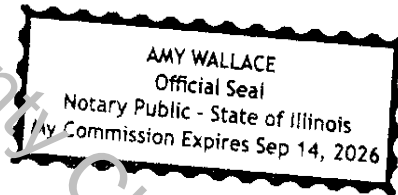


Timothy Opal

Subscribed and Sworn to before me
this 2nd day of November 2023.



NOTARY PUBLIC



Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza, Suite 110
Oakbrook Terrace, IL 60181
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 via certified mail, restricted delivery, return receipt requested and proper postage paid by on November 2, 2023 by depositing said mailed items at 2 Mid America Plaza, Suite 110, Oakbrook Terrace, IL 60181 on:

TRACY WRIGHT,
1835 S. 8th Avenue
Maywood, IL 60153

MARY L. WRIGHT
1835 S. 8th Avenue
Maywood, IL 60153

UNITED STATES OF AMERICA
SECRETARY OF HOUSING AND URBAN DEVELOPMENT
c/o United States Attorney, Micheal Kelly
219 S. Dearborn Street, 5th Floor
Chicago, IL 60604

WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE OF STANWICH MORTGAGE LOAN TRUST I
c/o Bank President
500 Delaware Avenue
Wilmington, DE 19801


One of their Attorneys

Channing Blair Hesse ARDC #6224487
GROGAN HESSE & UDITSKY, P.C.
2 Mid America Plaza, Ste. 110
Oakbrook Terrace, IL 60181
630-833-5533chese@ghulaw.com

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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 29 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

Property of Cook County Clerk's Office