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Doc#: 2331113014 Fee: \$65.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2023 09:08 AM Pg: 1 of 5

AMENDED 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, MARY L. WRIGHT,)
WILMINGTON SAVINGS FUND)
SOCIETY, FSB, AS TRUSTEE OF)
STANWICH MORTGAGE LOAN)
TRUST I, THE UNITED STATES)
SECRETARY OF HOUSING AND)
URBAN DEVELOPMENT)
(“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

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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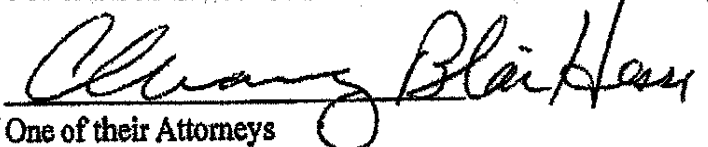
OWNER of said LAND ("OWNER") and and MARY L. WRIGHT upon information and belief may have some interest in the subject real estate by virtue of her status as the spouse of James Wright, the original mortgagor. Mr. James Wright is deceased. A Notice and Claim for Lien is also filed against THE UNITED STATES 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 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 Blaire Hesse
Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza, Suite 110
Oakbrook Terrace, IL 60181
(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, 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.

Gus Eliopoulos
Gus Eliopoulos

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

Amy Wallace
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
630-833-5533chesse@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: 1235 S. 8th Avenue, Maywood, IL 60153

PIN: 15-14-301-010-0000

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