

# UNOFFICIAL COPY

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Doc#: 2412724213 Fee: \$66.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/6/2024 10:30 AM Pg: 1 of 6

*FOR RECORDER'S USE ONLY*

## SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

TO:

VIA CERTIFIED MAIL R/R  
Resurrection Homes, LLC  
c/o Guacolda Reyes, Reg. Agent  
1818 S. Paulina St.  
Chicago, IL 60608

VIA CERTIFIED MAIL R/R  
Kinexx Procurement LLC  
c/o S. Joshua Braun, Reg. Agent  
2 N. LaSalle St, Ste 1700  
Chicago, IL 60602

VIA CERTIFIED MAIL R/R  
Mortgage Electronic Registration Systems,  
Inc. as Nominee for The Huntington Bank  
c/o C T Corporation System, Reg. Agent  
208 So. LaSalle Street, Suite 814  
Chicago, Illinois 60604

VIA CERTIFIED MAIL R/R  
Florent N. Lauraguas  
4824 S. Racine  
Chicago, Illinois 60623

THE CLAIMANT, **Lansing Building Products, LLC**, of P.O. Box 6649, Richmond, VA 23230, subcontractor, claims a lien against the real estate, more fully described below, and against the interest of the following entities in the real estate: **Florent N. Lauraguas**, (the "Owner"), **Resurrection Homes, LLC**, prior owner, **Kinexx Procurement LLC**, General Contractor (the "General Contractor"), **Mortgage Electronic Registration Systems, Inc.** solely as nominee for **The Huntington Bank**, mortgagee, and any other person claiming an interest in the real estate, more fully described below, stating as follows:

1. At all times relevant, from at least November 2023 continuing to February 21, 2024, **Resurrection Homes, LLC** owned the following described land in the County of Cook, State of Illinois, to wit:

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PARCEL: LOT 40 IN BLOCK 3 IN FOREMAN'S STOCK YARDS ADDITION, BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.Ns.: 20-08-115-035-0000

which property is commonly known as 4824 S. Racine, Chicago, Illinois 60623. Upon information and belief said property was conveyed to the **Owner** on or about February 21, 2024.

2. On information and belief, prior to February 21, 2024, **Resurrection Homes, LLC**, contracted with **General Contractor** for certain improvements to said premises.

3. Subsequent thereto, **General Contractor** entered into a subcontract agreement with the Claimant to furnish windows, gutter, doors, siding, decking, and related materials for use in improvements at the above-described premises.

4. The Claimant completed its work under said subcontract on February 9, 2024, which entailed the furnishing of said materials.

5. That there is due, unpaid and owing to the Claimant, after allowing all credits and payments, the principal sum of **Seven Thousand Six Hundred Eighty and 26/100 Dollars (\$7,680.26)** which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

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 and Resurrection Homes, LLC** under said contract against said contractor in the amount of **Seven Thousand Six Hundred Eighty and 26/100 Dollars (\$7,680.26)** plus interest, for work performed and materials furnished.

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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:

- a. The amount of the debt: **Seven Thousand Six Hundred Eighty and 26/100 Dollars (\$7,680.26)** plus interest at the rate of 10%, attorney's fees, and costs.
- b. The name of the creditor to whom the debt is owed: **Lansing Building Products, 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.

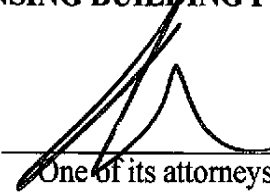
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**THIS IS A COMMUNICATION FROM A DEBT COLLECTOR. THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Dated: May 3, 2024

**LANSING BUILDING PRODUCTS, LLC**

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

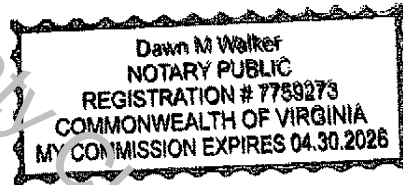
The undersigned, Patricia Pruitt, being first duly sworn, on oath deposes and states that s/he is an authorized representative of **Lansing Building Products, LLC**, that s/he has read the above and foregoing Subcontractor's Notice and Claim for Mechanics Lien and that the statements therein are true and correct.

Patricia Pruitt

SUBSCRIBED AND SWORN to

before me this 3 day of May 2024

Dawn M Walker  
Notary Public

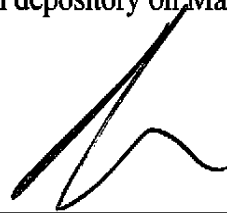


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## CERTIFICATE OF SERVICE

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, restricted delivery, and causing it to be deposited in the United States mail depository on May 3, 2024.



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File: 01746

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