

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK )

**CONTRACTOR'S  
CLAIM FOR MECHANIC'S  
LIEN**



Doc# 1921945000 Fee \$45.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2019 09:05 AM PG: 1 OF 3

The claimant, MICHAELSON & MESSENGER INSURANCE SPECIALISTS LLC, an Illinois LIMITED LIABILITY COMPANY, Cook County Illinois, hereby files its Contractor's Claim for Mechanic's Lien on the Real Estate

(as hereinafter described) and against the interest of the following entity in the Real estate (Owner and Lender).

ZHIJIAN LIU  
JPMORGAN CHASE BANK N.A.

And any person claiming an interest in the Real estate (as hereinafter described) by, through, or under the Owner.

Claimant states as follows:

1. That on or about February 22, 2019, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) in Cook County, Illinois; commonly known as 2102 South China Place, Unit C, Chicago Illinois, 60616, described as follows with the Permanent Tax Identification Number: 17-21-432-053-0000.

See Attached Legal Description Exhibit A

2. Claimant made a contract on or about February 22, 2019, with Weiyang Yan under which Claimant agreed to provide all necessary restoration construction, including if necessary but not limited to electric, plumbing, HVAC and finishes, labor and materials upon the Real Estate for the original contract sum of \$104,953.29.

3. The Contract was entered into by Weiyang Yan as the owner and/or Owner's agent and the work was performed with the knowledge and consent of the owner. Alternatively, the Owner authorized Weiyang Yan to enter into the Contract. Alternatively, the Owner knowingly permitted Weiyang Yan to enter into the Contract for the improvement of the real estate.

4. Claimant performed additional work as of the time of this notice in the amount of \$0.00 at the request of Weiyang Yan as the Owner and/or Owner's agent and the additional work was performed with the knowledge and consent of the owner. Alternatively, the Owner authorized Weiyang Yan to enter into the Contract for the additional work. Alternatively, the

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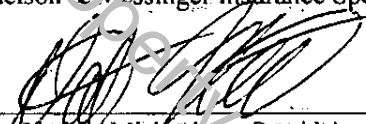
Owner knowingly permitted Weiyang Yan to enter into the Contract for the additional work on the real estate.

5. Claimant last performed work under the Contract on May 13, 2019.

6. As of the date hereof, after all credits and payment has been made and there is due, unpaid, and owing to Claimant for work completed to date, after allowing all credits, the principal sum of \$65,953.29, which principal amount bears interest at the statutory rate per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$65,953.29 plus interest.


Dated this 19<sup>th</sup> day of July, 2019.

Michaelson & Messenger Insurance Specialists LLC

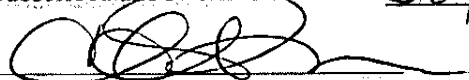
By:   
Nathan Michaelson, President

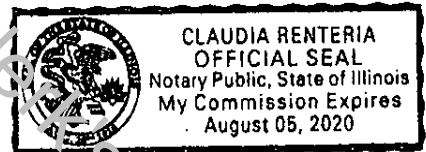
Nathan Michaelson, being first duly sworn on oath, states that he is the President of Michaelson & Messenger Insurance Specialists LLC an Illinois limited liability company, that he is authorized to sign this verification to the foregoing Contractor's Claim for Mechanic's Lien, that he has read the Contractor's Claim for Mechanic's Lien, and that the statements contained therein are true.

Michaelson & Messenger Insurance Specialists LLC

By:   
Nathan Michaelson, President

Subscribed and sworn to before me July 19, 2019.

  
Notary Public



THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

Law Offices of Patrick D. Porto  
111 West Washington, Suite 1030  
Chicago Illinois, 60602  
312 346-4746

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## EXHIBIT 'A'

### Legal Description

LEGAL: PARCEL 1: LOT 51 IN SANTE FE GARDEN UNIT 2, BEING A RESUBDIVISION OF PART OF BLOCKS 25, 40 AND 41 AND THE VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS, IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTIONAL  $\frac{1}{4}$  OF SECTION 21, TOGETHER WITH THAT PART OF LOT 65 IN CHINA TOWN SQUARE SUBDIVISION, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF PARKSIDE COMMONS I MASTER COMMON AREA ASSOCIATION RECORDED AS DOCUMENT NUMBER 98889012, AS AMENDED

PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR CHINA PLACE AND WELLS STREET TOWNHOME ASSOCIATION RECORDED AS DOCUMENT NUMBER 00287883

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