



2030325077

MECHANICS LIEN CLAIM

Doc# 2030325077 Fee \$50.00

STATE OF ILLINOIS)
)
COUNTY OF COOK)

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/29/2020 02:57 PM PG: 1 OF 4

HIGH FIDELITY PROPERTY MANAGEMENT, INC.

Claimant,

v.

EITAN LAGOON, LLC,

Defendant.

The claimant, High Fidelity Property Management, LLC ("Claimant") of 2513 N. Halsted Street, Chicago, Illinois 60614, hereby files a Claim for Mechanics Lien on the real estate (as hereinafter described) and against the interest of the following person in the real estate:

Eitan Lagoon, LLC, an Illinois limited liability company ("Record Owner"), and any person claiming an interest in the real estate (as hereinafter described) by, through, or under Record Owner.

Claimant states as follows:

1. That on or about April 23, 2019, and subsequently, the Record Owner owned fee simple title to the real estate ("Real Estate") in Cook County, Illinois, commonly known as 918 W. Winona Street, Chicago, Illinois 60640, and legally described as follows:

Legal description: See Exhibit A

The permanent real estate tax numbers are 14-08-403-029-1001 through 1049.

2. Claimant entered into a written Rental Property Management Agreement – Multi Family (the "Contract") with the Record Owner under which Claimant agreed to serve as the property manager for the Real Estate and, in this capacity, to make all necessary repairs and improvements to the Real Estate. The date of the Contract was May 1, 2019.
3. Claimant completed the work for which Claimant claims a lien on July 17, 2020. This was the last day that work was performed under the Contract.
4. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$6,458.00, which principal amount bears interest at the statutory rate of ten percent (10%) per annum, plus attorney's fees and costs pursuant to the Contract. Claimant claims a lien on the Real Estate, beneficial interests, if any, recorded or unrecorded leasehold

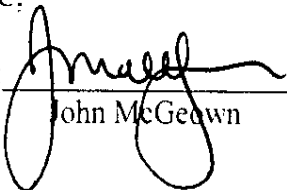
S ✓
P 5
S ✓
M ✓
SCY ✓
E ✓
INTV/W

UNOFFICIAL COPY

interests, if any, and improvements, in the amount of \$6,458.00, plus interest, attorney's fees and costs. Acceptance of payment by Claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on September __, 2020.

HIGH FIDELITY PROPERTY MANAGEMENT,
LLC.

By: 

John McGeown

This document has been prepared by
And after recording should be returned to:

Michael Delrahim, Esq.
Brown, Udell, Pomerantz & Delrahim, Ltd.
225 W. Illinois St., Ste. 300
Chicago, IL 60654

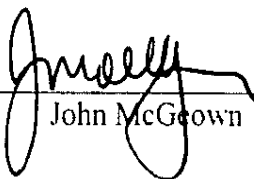
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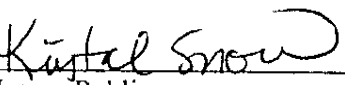
STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The affiant, John McGeown, being first duly sworn on oath deposes and says that he is the Manager of Claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof and that all statements therein contained are true.

HIGH FIDELITY PROPERTY
MANAGEMENT, LLC,

By: 
John McGeown

Subscribed and sworn to before me
this 11th day of September, 2020


Notary Public



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EXHIBIT A

LOT 11 IN WHITE, GALT AND PROUD FOOT'S SUBDIVISION OF BLOCK 4 IN ARGYLE, A SUBDIVISION OF LOTS 1 AND 2 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1 AND 2 OF COLEHOUR AND CONARROE'S SUBDIVISION OF LOT 3 OF FUSSEY AND FENNIMORE'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

NOTICE AND CLAIM FOR PROPERTY MANAGER'S MECHANICS LIEN

Certified Mail – return receipt requested delivery

To Record Owner: Eitan Lagoon, LLC
 c/o 1666 Pratt LLC Registered Agent
 1666 West Pratt Boulevard
 Chicago, IL 60626

Eitan Lagoon, LLC
Yehuda Goldgrabber
603 Blue Lagoon Dr., Suite 400
Miami, FL 33126

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