

UNOFFICIAL COPY

Doc#: 2128807547 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/15/2021 10:39 AM Pg: 1 of 3

CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS }
COOK COUNTY } SS

This document was prepared by
and after recording mail to:

Paul B. Porvaznik
Bielski Chapman, Ltd.
123 N. Wacker Drive, Suite 2300
Chicago, Illinois 60606

FOR RECORDER'S USE ONLY

The claimant, MICHAELSON & MESSINGER INSURANCE SPECIALISTS, LLC, an Illinois limited liability company ["Claimant"], with an address at 15 Spinning Wheel Road, Suite 202, Hinsdale, Illinois 60521, hereby files its Contractor's Notice and Claim for Mechanics Lien against the property commonly known as 7617 South Paulina Street, Chicago, Illinois 60620 [the "Property"] and against the interest of any person claiming an interest in the Real Estate described below, by and through, or under Owner: Shirley Cosey

LOT 35 IN BLOCK 17 IN ENGLEFIELD, A SUBDIVISION IN THE
SOUTHEAST QUARTER OF SECTION 30 TOWNSHIP 38 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY
ILLINOIS.

PIN # 20-30-418-005-0000

1. Northern Trust Bank Company gained an interest in the Property by way of Assignment of Mortgage dated February 27, 2014 and recorded on March 10, 2014, Doc. No. 1406948011 with the Cook County Recorder of Deeds.

2. On July 10, 2019, Claimant entered into a Public Adjuster Contract as supplemented by an August 6, 2019 Repair Contract (collectively, the "Contract"), with Owner pursuant to which Claimant agreed to provide all necessary construction, labor, and material to repair damage caused by fire and smoke to the Property for the price of \$297,275.

3. Claimant substantially completed its work under the Contract on June 3, 2021. The work was performed with the knowledge and consent of the Owner.

UNOFFICIAL COPY

4. Claimant remains unpaid for the work, and after allowing credits, Claimant is owed **\$45,933.99** for which amount Claimant claims a Mechanics Lien on the Property and any improvements thereon, plus interest at the statutory rate of 10% per annum, plus attorneys' fees to the extent permitted by Section 17 of the Mechanics Lien Act, Section 770 ILCS 60/17.

Dated: October 13, 2021

MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

By: /s/ Paul B. Porvaznik
One of Its Attorneys

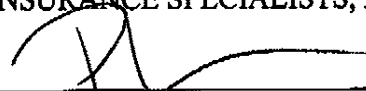
Property of Cook County Clerk's Office

UNOFFICIAL COPY

VERIFICATION

The undersigned, being first sworn on oath, states that he is a member of Michaelson & Messinger Insurance Specialists, LLC the lien Claimant herein, that he is authorized to sign this verification to the foregoing Contractor's Notice And Claim for Mechanics Lien, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all of the statements contained therein are true.

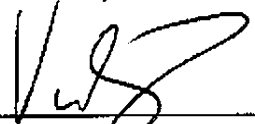
MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

By: 
Phillip Stonis

Its: Agent

SUBSCRIBED AND SWORN

To before me this 14th day
of October, 2021


NOTARY PUBLIC

