

UNOFFICIAL COPY

Doc#: 2133433113 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/30/2021 11:48 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 Holly Gorski and Kevin Maguire [collectively, "Owner"], 8924 Oriole Avenue, Morton Grove, Illinois 60053 [the "Property"] and against the interest of any person claiming an interest in the Property, by and through, or under Owner:

1. Owner gained an ownership interest and fee simple title to the Property by way of a Trustee's Deed dated October 27, 2020 and recorded December 4, 2020 as Document No. 2033904029 in the County of Cook, State of Illinois. The Property is legally described as follows:

**LOT 140 IN WOODLAND ESTATES BEING A SUBDIVISION OF THE SOUTH
½ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

PIN# 09-13-322-012-0000

2. U.S. Bank National Association gained an interest in the Property by way of a Mortgage dated November 4, 2020 and recorded on December 4, 2020 as Document No. 2033904030.

3. On April 14, 2021, Claimant entered into a repair agreement ("Contract") with Owner, under which Claimant agreed to provide all necessary construction, labor, and material to repair damage to the Property for the contract price of **\$269,905.22**.

4. Claimant substantially completed its work under the Contract on November 10, 2021.

UNOFFICIAL COPY

5. As of this date, Claimant remains unpaid for said work, and after allowing credits, is owed **\$90,658.50** for which amount Claimant claims a Mechanics Lien on the Property, the land 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.

This Contractor's Notice and Claim for Mechanics Lien consisting of three pages including the Verification is executed on this 29th day of November, 2021.

Dated: November 29, 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

STATE OF ILLINOIS
COOK COUNTY } SS

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: [Signature]
Phillip Stonis

Is: Agent

SUBSCRIBED AND SWORN

To before me this 29th day
of November, 2021

[Signature]
NOTARY PUBLIC

