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Karen A. Yarbrough
Cook County Clerk
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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 Dorothy Hill a/k/a Dorothy Turnage and property commonly known as 10420 S. Emerald Ave., Chicago, IL 60628 (the “Real Estate”) and against the interest of any person claiming an interest in the Real Estate described below, by and through, or under Owner:

Dorothy Hill a/k/a Dorothy Turnage [“Owner”]
10420 S. Emerald Ave. Chicago, IL 60628

1. Owner gained an ownership interest in the Real Estate via a Tax Deed dated August 14, 2014 and recorded September 23, 2014, as Doc. No. 1426616035 against the Real Estate legally described as follows:

LOT TWENTY TWO (22) IN HILLSTROM AND DE YOUNG’S ADDITION TO FERNWOOD PARK, BEING A SUBDIVISION OF THE WEST HALF (1/2) OF LOT TWELVE (12) (EXCEPT THE EAST 33 FEET OF SAID WEST HALF (1/2) OF LOT TWELVE (12) IN THE SCHOOL TRUSTEE’S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN# 25-16-108-018-0000

2. On December 6, 2021, Claimant entered into a contract (the “Contract”) with Owner or Owner’s authorized agent, pursuant to which Claimant agreed to provide all necessary construction, labor, and material to repair damage to the Real Estate. The Contract price was \$96,183.37.

3. Claimant substantially completed its work under the Contract on June 13, 2022.

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4. Claimant remains unpaid for the work, and after allowing credits, Claimant is owed \$56,183.37, for which amount Claimant claims a Mechanics Lien on the Real Estate, 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.

Dated: July 1, 2022

MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

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

VERIFICATION

STATE OF ILLINOIS }
COOK COUNTY } \$5

The undersigned, being first sworn on oath, states that he is a Managing 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

Its: Manager

SUBSCRIBED AND SWORN

To before me this 18th day
of July, 2022

[Signature]
NOTARY PUBLIC

