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Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2022 03:53 PM Pg: 1 of 2

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 60603

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 4819 W. Warwick Avenue, Chicago, IL 60641 (the "Property") and against the interest of any person claiming an interest in the Real Estate described below, by and through, or under Owner:

Mirosław Wasilewski and Agata Fiszer (collectively, "Owner")

THE WEST 30 FEET 6 INCHES OF THE EAST 61 FEET OF LOT 28, IN KOESTER AND ZANDER'S GRAYLAND PARK ADDITION TO IRVING PARK, A SUBDIVISION OF LOT 1, IN THE CIRCUIT COURT COMMISSIONER'S PARTITION OF THE SOUTH ½ OF THE NORTH EAST ¼, AND EAST ½ OF THE EAST OF THE NORTHWEST ¼, (EXCEPT THE NORTH 20 ACRES THEREOF), ALL IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN # 13-21-223-026-0000

1. PNC Bank, N.A. has an ownership interest in the Property pursuant to a Mortgage dated August 21, 2012 and recorded September 5, 2012 with the Cook County Recorder of Deeds, Doc. No. 1224915033.

2. On April 3, 2022, Claimant entered into a written contract with Owner, through its agent, pursuant to which Claimant agreed to provide all necessary construction, labor, and material to repair damage caused by fire and smoke to the Property.

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3. Claimant substantially completed its work under the Contract for which it claims a lien on September 9, 2022.

4. Claimant remains unpaid for the work, and after allowing credits, Claimant is owed \$158,732.13 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: September 26, 2022

MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

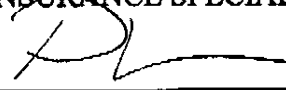
By: /s/ Paul B. Porvaznik
One of Its Attorneys

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: 
Phillip Stonis

Its: Agent

SUBSCRIBED AND SWORN

To before me this 26th day
of September, 2022


NOTARY PUBLIC

