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Karen A. Yarbrough
Cook County Clerk
Date: 04/06/2023 09:52 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 1206 S. 16th Ave. Maywood, Illinois 60153 (the "Property") and against the interest of any person claiming an interest in the Real Estate described below, by and through, or under Owner:

Tina M. Jackson

PARCEL 1: LOT 13 AND 13A IN BRAUN'S SUBDIVISION OF LOT "A" IN THE SUBDIVISION OF LOTS 183 TO 197, BOTH INCLUSIVE AND LOTS 202 TO 231, BOTH INCLUSIVE, IN SEMINARY ADDITION TO MAYWOOD IN THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE PLAT OF SUBDIVISION IN COOK COUNTY, ILLINOIS

PIN # 15-15-209-039-0000

1. Owner gained an interest in the Property by way of a Warranty Deed dated June 8, 2019 and recorded June 20, 2019 with the Cook County Recorder of Deeds, Doc. No. 1917133004.
2. Bank of America, N.A. gained an interest in the Property by way of a June 12, 2019 mortgage recorded June 20, 2019, as Document No. 1917133005.

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3. Neighborhood Assistance Corporation of America (NACA) gained an interest in the Property by way of a Security Agreement dated June 12, 2019 and recorded June 20, 2019, as Document No. 1917133006.

4. On April 23, 2022, Claimant entered into a written contract with Owner pursuant to which Claimant agreed to provide all necessary construction, labor, and material to repair damage caused on the Property.

5. Claimant substantially completed its work under the Contract for which it claims a lien on March 13, 2023.

6. Claimant remains unpaid for the work, and after allowing credits, Claimant is owed \$27,494.51 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: April 4, 2023

MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

By: /s/ Paul Porvaznik
One of Its Attorneys


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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 4th day
of April, 2023



NOTARY PUBLIC

