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Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 09:57 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 7545-47 S. Union Ave., Chicago, IL 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:

Rod G. Scott

LOT 18 IN BLOCK 15 IN STORK'S SUBDIVISION OF AUBURN, A RESUBDIVISION OF BLOCK 1 TO 16 INCLUSIVE IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN # 20-28-302-011-0000

1. Owner gained an interest in the Property by way of a Warranty Deed dated March 21, 2006 and recorded May 12, 2006 with the Cook County Recorder of Deeds, Doc. No. 0613202179.
2. Entrust Mortgage, Inc. gained an interest in the Property by way of an April 10, 2006 Mortgage recorded May 12, 2006, as Document No. 0613202181.
3. JPMorgan Chase Bank, N.A. gained an interest in the Property by way of a Mortgage dated January 29, 2018 and recorded February 5, 2018, as Document No. 18033618058.
4. On or about September 13, 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.

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5. Claimant substantially completed its work under the Contract for which it claims a lien on April 29, 2023.

6. Claimant remains unpaid for the work, and after allowing credits, Claimant is owed **\$34,428.49** 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: May 16, 2023

MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

By: /s/ Paul Porvaznik
One of Its Attorneys

Property of Cook County Clerk's Office

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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 15th day
of May, 2023


NOTARY PUBLIC

