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Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 09:21 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 820 E. 74th Street, Chicago, IL 60619 (the "Property") and against the interest of any person claiming an interest in the Real Estate described below, by and through, or under Owner:

Andrea Tillett, a/k/a Andrea Johnson ("Owner")

LOT 19 IN BLOCK 26 IN CORNELL, SAID CORNELL BEING A SUBDIVISION IN SECTION 26 AND SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN # 20-26-115-023-0000

1. Owner gained an interest in the Property by way of a Quitclaim Deed dated January 15, 2010 and recorded April 27, 2012 with the Cook County Recorder of Deeds, Doc. No. 1211846013.
2. The City of Chicago has an interest in the Property by way of a Lis Pendens recorded on October 19, 2021, Doc. No. 2129242058 and a Recording of Findings, Decision, & Order recorded December 9, 2022, Doc. No. 2234340015.
3. On or about February 20, 2021, 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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4. Claimant substantially completed its work under the Contract for which it claims a lien on May 29, 2023.

5. Claimant remains unpaid for the work, and after allowing credits, Claimant is owed \$67,935.43 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 6, 2023

MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

By: /s/ Paul Porvaznik
One of Its Attorneys

Property of Cook County Clerk's Office

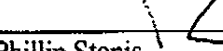
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VERIFICATION

STATE OF ILLINOIS
COOK COUNTY } SS

The undersigned, being first sworn on oath, states that he is a member of Michaelson & Messenger 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.

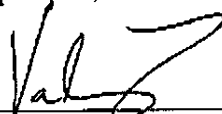
MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

By: 
Phillip Stonis

Its: Agent

SUBSCRIBED AND SWORN

To before me this 7th day
of September, 2023


NOTARY PUBLIC

