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2334222023

Doc# 2334222023 Fee \$45.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/08/2023 02:42 PM PG: 1 OF 3

This instrument was prepared by
and after recording should be
returned to:

Patrick T. Joy
O'Hagan Meyer, LLC
One E. Wacker, Dr.
Ste. 3400
Chicago IL 60601
312-422-6152

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The claimant, MRSA, P.C. an Illinois corporation (Claimant), with an address at 822 West Washington Boulevard, #150, Chicago, Illinois, 60607, files its original contractor's claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate (Owner):

328 N. Carpenter, LLC

and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner.

Claimant states:

1. Since prior to November 30, 2022, and subsequently, Owner owned a fee simple interest, and possibly other interests, in the Real Estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as 318 N. Carpenter Street, Chicago, Illinois, 60607, (Real Estate) and legally described as follows:

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN SUB BLOCK 13, IN CARPENTER'S ADDITION TO CHICAGO, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 127.04 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 06 SECONDS WEST 120.53 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 127.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 120.50 FEET TO THE POINT OF BEGINNING, ALL IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax ID No.: 17-08-410-016-0000

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2. Claimant made a contract (Contract) dated November 30, 2022 with The Back Room (The Back Room). Under the Contract, Claimant agreed to perform architectural design services for The Back Room in exchange for payment of the original contract price of eight thousand one hundred fifty dollars (\$8,150.00) for basic services, subject to increase for additional work and reimbursable expenses.

3. The Contract was entered into by The Back Room as Owner's agent, and the work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized The Back Room to enter into the Contract. Alternatively, Owner knowingly permitted The Back Room to enter into the Contract for the improvement of the Real Estate.

4. Claimant performed additional work in the amount of \$38,700.81 at the request of The Back Room as Owner's agent or as an entity authorized by Owner or knowingly permitted by Owner, so that the final adjusted contract sum was \$46,850.81.

5. Claimant last performed Work under the Contract on August 10, 2023.

6. As of the date of this Claim, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$46,850.81 which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$46,850.81 plus interest.

7. Claimant revokes any waiver of rights for which Claimant has not received payment.

Dated: December 8, 2023

MRSA, P.C. an Illinois corporation

By 

Michael Semenzin, Partner

This document has been prepared by and after recording should be returned to:

Patrick Joy
O'Hagan Meyer, LLC
One E. Wacker Dr., Ste. 3400
Chicago IL 60601
pjoy@ohaganmeyer.com

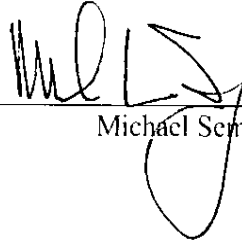
PIN: 17-08-410-016-0000

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VERIFICATION

STATE OF ILLINOIS)
) ss:
 COUNTY OF COOK)

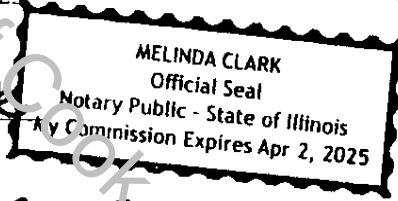
Michael Semenzin, being first duly sworn on oath, states that he is Partner of Claimant, MRSA, P.C. an Illinois corporation, that he is authorized to sign this verification to the foregoing Original Contractor's Claim for Mechanics Lien, that he has read the Original Contractor's Claim for Mechanics Lien, and that the statements contained in the Claim are true.



Michael Semenzin

Subscribed and sworn to before me
 this 5 th day of December, 2023

Melinda Clark
 Notary Public



My commission expires April 2, 2025

Property of Cook County Clerk's Office