

# UNOFFICIAL COPY

Doc#. 2401706353 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 02:27 PM Pg: 1 of 4

Recording Requested by and  
Document Prepared By:  
Veronica Lamb  
Mid-American Elevator  
175 Prairie Lake Rd  
Dundee, Illinois 60118

Please Return To:  
Mid-American Elevator  
c/o Mail Center  
9450 SW Gemini Dr #7790  
Beaverton, Oregon 97008-7105

Reference ID: BBRB66HPY9NC

SPACE ABOVE FOR RECORDER'S USE

## ORIGINAL CONTRACTOR'S CLAIM OF LIEN 779 ILCS 60/7

In the Office of the Recorder of Deeds County of: Cook County, State of Illinois

**Claimant:**

Mid-American Elevator  
175 Prairie Lake Rd  
Dundee, Illinois 60118

**Services:** Services, labor, materials, equipment, and/or work provided by the Claimant:

Contracted elevator maintenance and repairs

**Property Owner:**

7162 West Grand Ave Condominium Association  
2519 N CALIFORNIA AVE  
Chicago, Illinois 60647  
Kor Property Management  
4660 N Elston Ave  
Chicago, Illinois 60630

**Amount of Claim:** After deducting just offsets and credits, and accounting for all change orders, the amount demanded in this lien by the Claimant is:

**\$7,878.38**

**Contract:**

**Total Amount of Contract:** 12,000.00

**Contract Type:** Written

**Date of Contract:** January 01, 2022

**Date Last Furnish of Services:** February 01, 2023

**Property P.I.N.:** 13-30-324-039-1001, 13-30-324-039-1002,  
13-30-324-039-1003, 13-30-324-039-1004,  
13-30-324-039-1005, 13-30-324-039-1006,  
13-30-324-039-1009

**IMPORTANT INFORMATION ON THE FOLLOWING PAGE(S)**

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**Property:** The real property upon which the Project is constructed is the following described parcel(s) of land, and includes any and all structures and improvements located thereon, to which are to be charged with this Lien (the "Property"):

**Address:** 7162 West Grand Avenue, Elmwood Park, Illinois 60707  
**County:** Cook County

**Legally Described As:** Units 1E and 1W (Commercial Units) Unit 2E, 2W, 3E, 3W, 4E, 4W (Residential Units) in 7162 West Grand Ave Condominium as delineated on the Plat of Survey of the following described parcel of real estate: LOTS 17 AND 17 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0701109018. AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PINs: 13-30-324-039-1001, 13-30-324-039-1002, 13-30-324-039-1003, 13-30-324-039-1004, 13-30-324-039-1005, 13-30-324-039-1006, 13-30-324-039-1009

**THE UNDERSIGNED LIEN CLAIMANT**, above-identified as the **Claimant**, hereby files a claim for a **Mechanic's Lien** against the above-identified **Property Owner**, and all other parties having or claiming an interest in the real estate above-identified as the **Property**.

The **Claimant** contracted with the **Property Owner** by entering into the contract above-identified and described as the **Contract**. The contract was such that the **Claimant** would provide the above-described **Services** to the **Property** for the total cost of the contract, above-identified.


The **Claimant** states that it did so provide the above-described **Services**. The **Claimant** last furnished labor and/or materials to the **Property** on the date above-indicated.

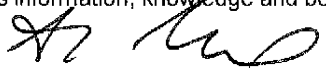
After giving the **Property Owner** all just credits, offsets and payments, the balance unpaid, due and owing to the **Claimant** is above-identified as the **Amount of Claim** (\$7,578.38); for which, with interest, the **Claimant** claims liens on the **Property** and improvements.

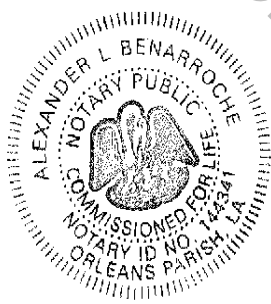
State of Louisiana, County of Orleans

Signed on: January 16, 2024

On the date indicated below, Caroline Fortino, authorized and disclosed agent for Mid-American Elevator, personally came and appeared before me, and voluntarily executed this instrument in the agent's stated capacity. The deponent says that s/he has read the foregoing Claim of Lien and knows the contents thereof, that as the appointed agent for the Claimant the deponent has been provided the information indicated in this notice, and that the same is true upon the deponent's information, knowledge and belief.

Signature:   
Mid-American Elevator  
Signed by Authorized Agent: Caroline Fortino

  
\_\_\_\_\_  
Notary Public  
Signed on: January 16, 2024



Clerk's Office

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## Exhibit A



**Mid-American Elevator Company, Inc.**

February 1, 2023

Joanna Ciganek  
KOR Property Management  
100 W. Higgins- Suite 201  
Park Ridge, IL 60068

**Re: Account Suspension/10 Day Lien Notice – 7162 W. Grand- Job #2899**

Dear Joanna,

It is our desire and policy to give our customers maximum credit courtesy. Attached you will find a copy of the most recent statement showing a balance over 91 days. It may be that you had a dispute, or never received the invoices. We need to hear from you ASAP.

Please be advised if payment is not received within 10 days we will proceed to file a mechanic's lien against the property for the balance due. Please be advised this 10-day notice is required for Lien process. If a lien is filed, then an additional \$250.00 will be added to the account balance for lien processing fees. Once payment is received, our Lien will be released with copies of the recorded documents sent to you for your files. Our Mechanic's Lien against the property at 7162 W. Grand in Chicago will be for the existing balance of \$7,878.38 open on the account plus \$250.00 in Lien Processing fees.

We appreciate your cooperation in this matter. If you should have any questions regarding your past due amount, please call us at 773-486-6900.

Sincerely,  
**Mid-American Elevator Company, Inc.**

Veronica Lamb  
Maintenance Department Business Manager

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175 Prairie Lake Rd., Unit A  
East Dundee, IL 60118

**Statement**

February 1, 2023

01/31/2023

**Customer ID:** C-001167  
**Customer:** 7162 W Grand

**Bill To:** KOR Property Management  
100 W Higgins  
Suite 201  
Suite 201  
Park Ridge, IL 60068

**Service** 7162 W Grand  
**At:** Chicago, IL 60707

This is not an invoice.

DATE	DOCUMENT	REF #	DOC AMOUNT	CHARGES	PAYMENTS
06/24/2022	56343	A-2-2899	\$2,190.00	\$2,190.00	
09/02/2022	57234	A-2-2899	\$274.00	\$274.00	
09/07/2022	57315	A-2-2899	\$5,132.38	\$5,132.38	
02/01/2023	59017	A-2-2899	\$282.00	\$282.00	

**Total Due: 7,878.38**

1 – 30	31 – 60	61 – 90	Over 91 days	Total due
282.00	0.00	0.00	7,596.38	7,878.38

**THIS DOCUMENT IS NOT AN INVOICE.  
IT IS A STATEMENT DETAILING ALL OPEN ITEMS ON YOUR ACCOUNT.  
ACCOUNTS WITH INVOICES OVER 60 DAYS PAST DUE ARE ELIGIBLE FOR SUSPENSION.**