

UNOFFICIAL COPY

Doc#: 2412024330 Fee: \$64.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/29/2024 11:17 AM Pg: 1 of 2

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 Diane Fitzhugh and property commonly known as 3938 S. Lake Park Ave., Chicago, IL 60653 (the "Real Estate") and against the interest of any person claiming an interest in the Real Estate described below, by and through, or under Owner:

Diane Fitzhugh ["Owner"]
3938 S. Lake Park Ave., Chicago, IL 60653

1. Owner gained an ownership interest in the Real Estate via a Warranty Deed dated November 7, 1978 and recorded November 14, 1978, as Doc. No. 24717111 against the Real Estate legally described as follows:

THE SOUTH 21 ½ FEET OF THE NORTH 44 ¾ FEET OF LOT 4 IN
ASSESSOR'S DIVISION OF BLOCK 7 IN CLEAVERVILLE IN THE
NORTHWEST ¼ SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN# 20-02-103-025-0000

2. On November 28, 2022, Claimant entered into a contract (the "Contract") with Owner or Owner's authorized agent, pursuant to which Claimant agreed to provide all necessary construction, labor, and material to repair damage to the Real Estate. The Contract price was \$9,404.37.

3. Claimant substantially completed its work under the Contract on November 28, 2022.

UNOFFICIAL COPY

4. Claimant remains unpaid for the work, and after allowing credits, Claimant is owed \$9404.37, 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 24, 2024

MICHAELSON & MESSINGER
INSURANCE SPECIALISTS, LLC

By: /s/ Paul B. Porvaznik
One of Its Attorneys

VERIFICATION

STATE OF ILLINOIS }
COOK COUNTY } SS

The undersigned, being first sworn on oath, states that he is a Managing 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: Manager

SUBSCRIBED AND SWORN

To before me this 26th day
of April, 2024


NOTARY PUBLIC

