

# UNOFFICIAL COPY

Doc#. 2319833306 Fee: \$64.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/17/2023 01:35 PM Pg: 1 of 3

Recording Requested by and  
Document Prepared By:  
Myla Pingol  
BluSky Restoration Contractors, LLC  
9110 East Nichols Ave. Suite 180  
Centennial, Colorado 80112

Please Return To:  
BluSky Restoration Contractors, LLC:  
c/o Mail Center  
9450 SW Gemini Dr #7790  
Beaverton, Oregon 97008-7105

Reference ID: H6HZK4DC55XD

SPACE ABOVE FOR RECORDER'S USE

## ORIGINAL CONTRACTOR'S CLAIM OF LIEN 770 ILCS 60/7

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

**Claimant:**

BluSky Restoration Contractors, LLC  
9110 East Nichols Ave. Suite 180  
Centennial, Colorado 80112

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

Structure Repair

**Property Owner:**

Ryan  
667 W Cornelia ave Unit 1  
Chicago, Illinois 60657  
Stuart Ryan and Nicole Ryan  
667 West Cornelia Avenue, Unit 1  
Chicago, Illinois 60657

**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:

\$22,639.70

**Contract:**

**Total Amount of Contract:** 23,139.70

**Contract Type:** Written

**Date of Contract:** August 29, 2022

**Date Last Furnish of Services:** August 23, 2022

**Property P.I.N.:** 14-21-304-034-1001

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:** 667 West Cornelia Avenue unit 1, Chicago, Illinois 60657

**County:** Cook County

**Legally Described As:** UNIT NUMBER 1 IN 667 WEST CORNELIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 25 FEET OF LOTS 1 AND 2 AND THE WEST 25 FEET OF THE NORTH 27.6 FEET OF LOT 3 IN COLEHOUR'S SUBDIVISION OF PART OF BLOCK 14 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, INCLUSIVE AND 33 TO 37 INCLUSIVE IN PINE GROVE, BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 16, 1988 AS DOCUMENT 88262069 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PIN: 14-21-304-034-1001

**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** (\$22,639.70 ); for which, with interest, the **Claimant** claims liens on the **Property** and improvements.

State of Louisiana , County of Orleans

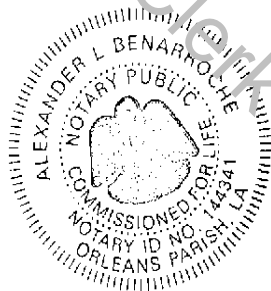
Signed on: July 17, 2023

On the date indicated below, Michael Mann, authorized and disclosed agent for BluSky Restoration Contractors, LLC, 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: *[Handwritten Signature]*  
BluSky Restoration Contractors, LLC  
Signed by Authorized Agent: Michael Mann

*[Handwritten Signature]*

Notary Public  
Signed on: July 17, 2023



Clerk's Office

**UNOFFICIAL COPY****Exhibit A****INVOICE**

Invoice: 145293

Date: 10/13/22

**From:** BluSky Restoration Contractors, LLC  
 9110 East Nichols Avenue, Suite 180  
 Centennial, CO 80112  
**Phone #:** 888-598-7772  
**Email:** accounts.receivable@goblusky.com

**Customer #:** 989251  
**Customer Reference:** Claim # 0664413010 - REF  
**Invoice Due Date:** 10/13/22  
**Payment Terms:** Due Upon Receipt  
**Project Manager:** Michael Pappas

**To:** Ryan, Stuart & Nicole  
 526 W Barry Ave. Apt. A  
 Chicago, IL 60657

Stuart & Nicole Ryan - REPAIR  
 667 W CORNELIA AVE UNIT 1  
 CHICAGO, IL 60657

**Job #:** 2240657733  
 INNORyan,Stuar.&Nicole-667W.CorneliaAve.Unit1(4/  
 12/22REPAIR)

FEIN 20-1176170

Description	Amount
Repairs Complete	22,639.70

*Approved Estimate for Reconstruction Repairs to Claim# 0664413010: \$ 23,139.70*

*\$ 500.00 due upon signing the Reconstitution Contract*

*\$ 2,039.37 Down payment Out of pocket Repairs*

*\$ 18,560.96 ACV, Supplement & Depreciation Check provided by Insurance*

*\$ 2,039.37 Payment upon completion of punch list & remainder out of pocket repairs*

**Total Billed To Date:** 23,139.70

**Online payment available anytime 24/7. Please visit:**

- <https://goblusky/payments.com>

**Payment by phone or to reach our Accounts Receivable Dept.**

- Call: (888) 598-7772
- Email: Accounts.Receivable@goblusky.com

*Thank you in advance for your timely payment.*

*Charges in excess of \$10,000 will be assessed a 2.7% processing fee.*

*We accept all major credit cards. Please write Job # on your check.*

**Less Payment Received:** 500.00

**Total Outstanding Balance:** \$0.00

**Total Due This Invoice:** 22,639.70