

# UNOFFICIAL COPY

Doc#. 2402406116 Fee: \$67.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/24/2024 11:15 AM Pg: 1 of 7

Recording Requested by and  
Document Prepared By:  
Patricia Zubricki  
PRO Fire & Water Restoration Company  
5262 S. Kolmar Ave.  
Chicago, Illinois 60632

Please Return To:  
PRO Fire & Water Restoration Company:  
c/o Mail Center  
9450 SW Gemini Dr #7790  
Beaverton, Oregon 97008-7105

Reference ID: 5BV3ZP8DLYTM

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:

PRO Fire & Water Restoration Company  
5262 S. Kolmar Ave.  
Chicago, Illinois 60632

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

Repair/Construction Services.

### Property Owner:

Carmen Court Condominium Assoc  
1434 West Carmen Avenue  
Chicago, Illinois 60640  
CARMEN COURT CONDOMINIUM ASSOCIATION, NFP  
1442 W CARMEN AVE APT 2  
Chicago, Illinois 60640  
Vogel, Matthew And Klingeberger, Anne  
1434 W CARMEN #2  
Chicago, Illinois 60640  
Dennis Spencer  
1434 W CARMEN AVE#G  
Chicago, Illinois 60640  
Byrd, Stephen C and Byrd, Kimberley  
118 BROOK HOLLOW ROAD  
Nashville, Tennessee 37205  
Utley, Sally Jane  
1436 W CARMEN AVE #3  
Chicago, Illinois 60640  
Lynch, Thomas E  
1436 W CARMEN AV #1  
Chicago, Illinois 60640  
ANDREW L LADOCHI and THOMAS G MCLAUGHLIN  
1434 W CARMEN AVE, Unit 2  
Chicago, Illinois 60640  
Jessica L. Fletcher-Broucek & Nicholas S. Foltman  
6819 Ticonderoga Rd  
Downers Grove, Illinois 60515

**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:

**\$354,467.59**

### Contract:

**Total Amount of Contract:** 1,061,042.02

**Contract Type:** Written

**Date of Contract:** September 20, 2021

**Date Last Furnish of Service:** June 15, 2023

**Property P.I.N.:** 14-08-304-057-1001, 14-08-304-057-1002,  
14-08-304-057-1003, 14-08-304-057-1004,  
14-08-304-057-1005, 14-08-304-057-1006,  
14-08-304-057-1007

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IMPORTANT INFORMATION ON THE FOLLOWING PAGE(S)

Property of Cook County Clerk's Office

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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:** 1434 W Carmen Ave Units 1, 2, 3, G and 1436 W Carmen Ave Units 1, 2, 3, Chicago, Illinois 60640  
**County:** Cook County

**Legally Described As:** Unit Numbers 1434-1, 1434-2, 1434-3, 1434-G, 1436-1, 1436-2, 1436-3 in the Carmen Court Condominium, as delineated on a survey of the following described tract of Land: Lots 25 and 26 in the Subdivision of Block 6 in Chytraus Addition to Argyle and of Lot 44 in Brown's Second Addition to Argyle in the Southwest 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded March 21, 2005 as document number 0508039015; together with their percentage interests in the common elements, in Cook County, Illinois. PINs: 14-08-304-057-1001, 14-08-304-057-1002, 14-08-304-057-1003, 14-08-304-057-1004, 14-08-304-057-1005, 14-08-304-057-1006, 14-08-304-057-1007

**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.

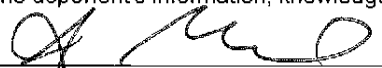
After giving the **Property Owner** all just credits, offsets and payments, the balance unpaid, due and owing to the **Claimant** is above-identified as the **Amount of Claim** (\$354,467.99 ); for which, with interest, the **Claimant** claims liens on the **Property** and improvements.

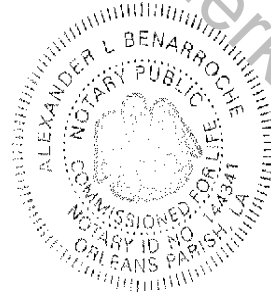
State of Louisiana, County of Orleans

Signed on: January 22, 2024

On the date indicated below, Michael Mann, authorized and disclosed agent for PRO Fire & Water Restoration Company, 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:   
PRO Fire & Water Restoration Company  
Signed by Authorized Agent: Michael Mann

  
Notary Public  
Signed on: January 22, 2024



Clerk's Office

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## Exhibit A

**SERVPRO of Evergreen Park/South  
Chicago**  
5262 S Kolmar Ave  
Chicago, IL 60632 US  
servpro@servprosouthchicago.com



### INVOICE

**BILL TO**

Jordan Rappaport  
Carmen Court Condominium  
Assoc, Reconstruction  
1434 W CARMEN AVE  
CHICAGO, IL 60640

**SHIP TO**

Carmen Court  
Condominium Assoc,  
Reconstruction  
1434 W CARMEN AVE  
CHICAGO, IL 60640

**INVOICE #** 5170831

**DATE** 12/28/2021

**TERMS** Due on receipt

**INSURANCE CO**

Travelers

**CLAIM #**

A3A8932001H

**DESCRIPTION**
**AMOUNT**

Repair/Construction  
Services- Winterization

768.00

Interest Fee of 1.5%  
\$11.52

264.96

As of January 28, 2022,  
\$11.52 x 23  
months

Additional payment types accepted:

Zelle / QuickPay sent to patricia@servprosouthchicago.com

OR

Check made payable to "SERVPRO"

**BALANCE DUE**
**\$1,032.96**

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**SERVPRO of Evergreen Park/South  
Chicago**

5262 S Kolmar Ave  
Chicago, IL 60632 US  
servpro@servprosouthchicago.com



## INVOICE

**BILL TO**

Carmen Court Condominium  
Assoc  
1434 W CARMEN AVE  
CHICAGO, IL 60640

**SHIP TO**

Carmen Court  
Condominium Assoc  
1434 W CARMEN AVE  
CHICAGO, IL 60640

**INVOICE #** 5171468**DATE** 07/28/2022**TERMS** Due on receipt

## DESCRIPTION

## AMOUNT

Repair/Construction Services- -Final Payment Requested	229,622.40
Invoice 3 of 3 Reconstruction Job Total: \$1,028,056.67 Credit -\$83,989.08	
<hr/> Total: \$944,067.59	
Interest Fee of 1.5% \$3,444.34 As of August 28, 2022, \$3,444.34 x 16 months	55,109.44
Notice of Lien Processing Fee	59.00
Lien Processing Fee	495.00

Additional payment types accepted:

Zelle / QuickPay sent to patricia@servprosouthchicago.com

OR

Check made payable to "SERVPRO"

**BALANCE DUE****\$285,285.84**

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**SERVPRO of Evergreen Park/South  
Chicago**

5262 S Kolmar Ave  
Chicago, IL 60632 US  
servpro@servprosouthchicago.com



## INVOICE

**BILL TO**

Carmen Court Condominium  
Assoc  
1434-36 W CARMEN AVE  
CHICAGO, IL 60640

**SHIP TO**

Carmen Court  
Condominium Assoc  
1434-36 W CARMEN AVE  
CHICAGO, IL 60640

**INVOICE #** 5171204**DATE** 05/03/2022**TERMS** Due on receipt**INSURANCE CO**

Travelers

DESCRIPTION	AMOUNT
Encapsulating and Mitigation Work	52,155.12
Interest Fee of 1.5% \$782.33 As of June 03, 2022, \$782.33 x 19 months	14,864.27

Additional payment types accepted:  
Zelle / QuickPay sent to patricia@servprosouthchicago.com  
OR  
Check made payable to "SERVPRO"

**BALANCE DUE****\$67,019.39**

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**SERVPRO of Evergreen Park/South  
Chicago**

5262 S Kolmar Ave  
Chicago, IL 60632 US  
servpro@servprosouthchicago.com



## INVOICE

**BILL TO**

Carmen Court Condominium  
Assoc  
1434 W CARMEN AVE  
CHICAGO, IL 60640

**SHIP TO**

Carmen Court  
Condominium Assoc  
1434 W CARMEN AVE  
CHICAGO, IL 60640

**INVOICE #** 5170829**DATE** 12/28/2021**TERMS** Due on receipt**INSURANCE CO**

Travelers

**CLAIM #**

A3A8932001H

DESCRIPTION	AMOUNT
Temporary Electrical.	840.00
Interest Fee of 1.5% \$12.60 As of January 28, 2022, \$12.60 x 23 months	289.80

Additional payment types accepted:

Zelle / QuickPay sent to patricia@servprosouthchicago.com

OR

Check made payable to "SERVPRO"

SUBTOTAL	1,129.80
TAX	0.00
TOTAL	1,129.80
<b>BALANCE DUE</b>	<b>\$1,129.80</b>