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Doc#. 2402513018 Fee: \$66.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2024 09:27 AM Pg: 1 of 6

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: ZY4ZOK6C4XZR

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:

Stephen Byrd and Kimberley Byrd
118 BROOK HOLLOW ROAD
Nashville, Tennessee 37205
BYRD STEPHEN / BYRD KIMBERLEY
35080 N Oak Knoll Cir
Gurnee, Illinois 60031

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:

\$354,467.99

Contract:

Total Amount of Contract: 1,061,042.02

Contract Type: Written

Date of Contract: September 20, 2021

Date Last Furnish of Services: June 15, 2023

Property P.I.N.: 14-08-304-057-1001

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: 1434 W Carmen Ave, Unit # 1, Chicago, Illinois 60640

County: Cook County

Legally Described As: UNIT NUMBER 1434-1 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 THE 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 TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 21, 2005 AS DOCUMENT NUMBER 0508039015; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS. PIN: 14-08-304-057. 100

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 24, 2024

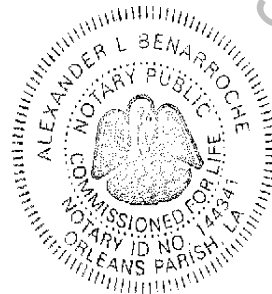
On the date indicated below, Michael Mann, authorized and disclosed agent for PRO Fire & Water Restoration Company, personally came and appeared before me, and voluntarily executed this instrument in the agent's stated capacity. The deponent says that s/he has read the foregoing Claim of Lien and knows 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: Michael Mann

PRO Fire & Water Restoration Company
Signed by Authorized Agent: Michael Mann

Notary Public

Signed on: January 24, 2024



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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 # 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%

289.80

\$12.60

As of January 28, 2022,

\$12.60 x 23

months

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

BALANCE DUE
\$1,129.80

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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

Total: \$944,067.59

Interest Fee of 1.5% \$3,444.34

55,109.44

As of August 28, 2022, \$3,444.34 x 16
months

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

Encapsulating and
Mitigation Work

Interest Fee of 1.5%
\$782.33

As of June 03, 2022,
\$782.33 x 19
months

AMOUNT

52,155.12

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