

# UNOFFICIAL COPY

Doc#: 2402533029 Fee: \$66.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2024 09:24 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: VS3Y3R3LV5MN

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:**

Rappaport, Jordan, Reconstruction  
1436 W Carmen Ave, Unit 2  
CHICAGO, IL 60640  
ANDREW L LADOCHI and THOMAS G MCLAUGHLIN  
1434 W CARMEN AVE, Unit 2  
Chicago, Illinois 60640

**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:

**\$354,467.90**

**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.:** 14-08-304-057-1006

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:** 1436 W Carmen Ave, Unit 2, CHICAGO, Illinois 60640  
**County:** Cook County

**Legally Described As:** UNIT NUMBER 1436-2 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 "A" 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: 14-08-304-057-1006

**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

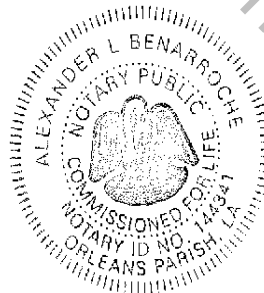
Signed on: January 24, 2024

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  
 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

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**

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**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%

264.96

\$11.52

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

Temporary Electrical.

Interest Fee of 1.5%

\$12.60

As of January 28, 2022,

\$12.60 x 23

months

### AMOUNT

840.00

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

**BALANCE DUE**

**\$1,129.80**