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Cook County Recorder

19.50



0010388710

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
 ) ss:  
COUNTY OF COOK )

The claimant, Michael A. Brassil, d/b/a Brassil Construction ("Claimant"), with an address at 15808 138<sup>th</sup> Street, Lockport, Illinois 60441-9437, hereby files its claim for Mechanics Lien on the Real Estate (as herein described) and against the interest of the following entity in the Real Estate:

Theodore L. and Myra C. Sanders, husband and wife, in joint tenancy.

In support of its claim, Claimant states as follows:

1. On or about January 24, 2001, and subsequently, Theodore L. and Myra C. Sanders owned fee simple title to the real estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as 609 North LaGrange Road, LaGrange Park, Illinois 60526, and legally described as follows:

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THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 33, 488 FEET SIX AND 7/8THS INCHES SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION; THENCE SOUTH 48 FEET SIX AND 7/8THS INCHES; THENCE WEST 297 FEET ONE AND 3/4 INCHES TO A POINT IN THE EAST LINE OF FIFTH AVENUE; THENCE NORTHWESTERLY 49 FEET FOUR AND 3/8THS INCHES MEASURED ALONG THE EASTERLY LINE OF FIFTH AVENUE; THENCE EAST 306 FEET SEVEN AND 3/4 INCHES TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The Permanent Real Estate Tax Numbers is: 15-33-307-024-000

2. Claimant made a contract (the "Contract") dated January 24, 2000, with Theodore L. and Myra C. Sanders under which Claimant agreed to provide construction, labor, and material in connection with the construction of a two-story addition with garage, for the total contract price of \$214,450.00. A copy of the Contract is attached hereto as Exhibit A.

3. The Contract was entered into by Theodore L. and Myra C. Sanders, and the work was performed with the knowledge and consent of the Owner.

4. Claimant performed additional work in the amount of \$8,875.00 at the request of Theodore L. and Myra C. Sanders, or alternatively by an agent authorized by Theodore L. and Myra C. Sanders.

5. Claimant last performed work under the Contract on January 17, 2001.

6. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$77,250.00, which principal amount bears interest at the statutory rate

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of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$77,250.00 plus interest.

Dated: May 3, 2001

**MICHAEL A. BRASSIL**  
d/b/a **BRASSIL CONSTRUCTION**

By: *Brett Nolan*  
One of its Attorneys

*This Document has Been  
Prepared By and After  
Recording Should Be  
Returned To:*

Jack Hagerty  
Brett Nolan  
SHEFSKY & FROELICH LTD.  
444 North Michigan Avenue  
Suite 2500  
Chicago, Illinois 60611  
(312) 527-4000  
701290.1

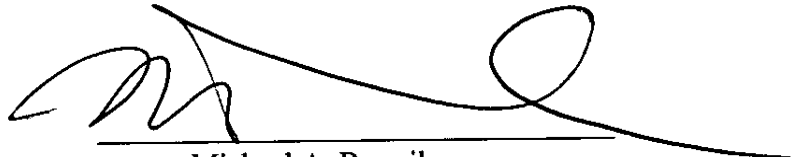
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## VERIFICATION

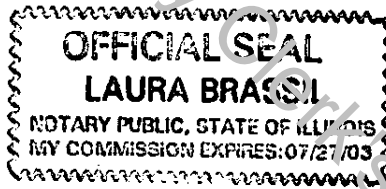
STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

Michael Brassil, being first duly sworn on oath, states that he is owner of Claimant, Michael A. Brassil, d/b/a Brassil Construction, that he is authorized to sign this Verification to the foregoing Original Contractor's Claim for Mechanics Lien, that he has read the Original Contractor's Claim for Mechanics Lien, and that the statements contained therein are true.

  
\_\_\_\_\_  
Michael A. Brassil

Subscribed and sworn to before me  
this 7th day of May, 2001.

  
\_\_\_\_\_  
Notary Public



My commission expires 7/27, 2003

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Office

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BRASSIL

CONSTRUCTION

- Remodeling
- Kitchen & Baths
- Room Additions
- Custom Homes
- Siding
- Porches & Decks

15808 138th Street • Lockport, IL 60441

Phone: 630-963-0234

815-834-0505

Fax: 815-834-0535

SALES AGREEMENT

I, we the owner(s) of the of the premises mentioned below hereby contract with Brassil Construction and authorize you to furnish all necessary materials, labor, and workmanship, to install, construct, and place the improvements according to the following specifications, terms, and conditions on premises below described.

NAME: SANDERS

PHONE : 354-9409

DATE : 1/24/00

NO. 609 N. LaGrange Rd.

CITY: LaGrange Park

STATE: IL

In accordance with specifications given below.

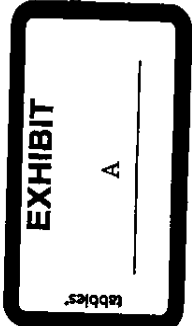
SPECIFICATIONS

DESCRIPTION: Construct a 2-story addition with garage as follow: SEE ATTACHED

1. Price includes all material, labor, cleanup and permits.
2. Contractor to be insured.
3. Contractor is not responsible for hidden items. Contractor is not responsible for landscaping.
4. Price is subject to Building Dept. approval.
5. All changes and additional work orders are payable at time of order.
6. Lumber price good for (30) days.
7. Price subject to architect's plans.
8. Contractor is not responsible for damage to dwelling and contents due to weather, vibration or an unforeseen accident during construction.

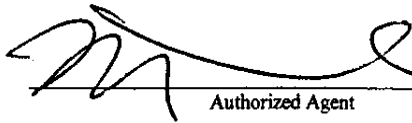
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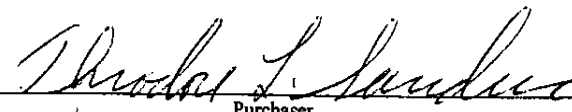
TOTAL PRICE: \$ 214,450.00  
 DEPOSIT AT SIGNING: \$ 2,000.00  
 AT START OF JOB: FOUR  
 AFTER ROUGH: (4)  
 BALANCE UPON COMPLETION: DRAWS

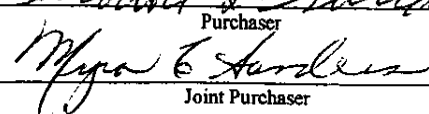


- (a) It is understood and agreed that in the event of cancellation of this agreement for any reason whatsoever by the Purchaser prior to the start of work, Seller shall receive twenty-five per cent of the total sales price as liquidated damages, and not as penalty.
- (b) Seller should not be liable for delays caused by strikes, weather conditions, delay in obtaining materials or other causes beyond its control.
- (c) The entire understanding and agreement between the parties are contained within.
- (d) All labor insured, licensed, and bonded.

BRASSIL CONSTRUCTION

  
 \_\_\_\_\_  
 Authorized Agent

  
 \_\_\_\_\_  
 Purchaser

  
 \_\_\_\_\_  
 Joint Purchaser

BRASSIL

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15808 138th Street • Lockport, IL 60441

Phone: 630-963-0234

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Fax: 815-834-0535

January 25, 2000

## SANDERS

Construct a 2-story addition with garage as follows: (per plans dated 1/2000)

1. Remove and dispose of all necessary existing structures.
2. Excavate and provide concrete foundation with concrete stairs. Basement to match existing depth.
3. Provide framing labor and lumber as specified on plans.
4. Provide plumbing as follows:
  - (1) Kohler Wellworth toilet
  - (1) Kohler Portrait whirlpool with cabinet apron and Corian deck *K14875.5*
  - Mustee shower base approx. 42x42" (white)
  - (2) Moen Monticello lav faucet (8" oc. brass) *4570 P*
  - (1) Moen Monticello shower faucet (brass) *3125 P*
  - (1) Moen Monticello deck faucet (brass) *T850 P*
  - (1) Kohler kitchen sink (K3351)
  - (1) Delta "waterfall" kitchen faucet (model 172CBWF)
  - (1) Showerite shower door (chrome w/ hammered glass)
  - All gas pipe as needed
  - Buy grey laundry hook-up
  - Grab bars in tub area, L shape 36x48 (stainless)
  - (1) storm sump pit w/ pump
  - (1) ejector pit w/ pump and floor drain
  - Provide basement rough-in only for toilet and lav
  - Remove and reinstall existing powder room fixtures

*19.6.98* →

*313.70 / 236.98  
355.65 / 744.41  
295.65 / 201.64*

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Property of Cook County Clerk's Office

**BRASSIL**

# **CONSTRUCTION**

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SANDERS - page 2

5. Provide HVAC as follows:
  - Amer. Standard 90+ furnace
  - Amer. Standard A/C
  - All trims and ductwork
  - Size determined by HVAC technician
6. Provide electric as follows:
  - Upgrade service
  - (100) openings (i.e. 1-outlet, 1-switch, 1-ceiling box)
  - (4) 6" cans w/ trims
  - (2) light/exhaust combinations
  - Installation of Owner's fixtures if presented at time of trim
7. Install a (40) year architectural grade shingle.
8. Provide Marvin windows/doors as follows:
  - Primed interior, clad exterior
  - LowE glass w/ argon gas
  - Sizes as specified on plans
  - Includes replacement of (3) basement window
  - Steel exterior doors (Weather Shield)
  - Double screen door on French door
9. Install brick exterior to best match existing includes brick fireplace surround and hearth. Replace glass block window with brick.
10. Install R-13 wall and R-30 ceiling insulation w/ Kraft vapor barrier. Insulate wall between family room and utility. Insulate west wall of garage.
11. Install ½" drywall, taped & sanded; ready for paint. Provide 5/8" drywall on firewalls—on west wall of garage only.

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SANDERS - page 3

12. Tile tub and shower surround over Durock tile backer (\$3/sqft. allow.)
13. Tile floors over 1/4" underlayment (\$3/sqft. allow.)
14. Install 3/4 oak floor as specified in master bedroom closet only. Includes (3) coats of finish. Includes patching of north bedroom floor, *and closet.*
15. Provide trim as follows:
  - 6-panel pine doors
  - 2 1/4" pine casing
  - 3 1/4" pine base
  - Replace front door façade
  - Install (2) insulated garage doors w/ openers
16. Install Joliet Cabinets (kitchen), vanity and tub front (\$30400.00 allow.- includes exhaust & hoods)
17. Install formica kitchen countertop and white Corian vanity top w/ integrated bowls.
18. All exterior fascia and frieze to be covered w/ alum. Replace all gutters w/ alum. seamless gutters.
19. Rebuild front dormer to match the new rear dormer.
20. Install PVC decking and railing over flat roof.

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