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2003-01-27 15:47:50

Cook County Recorder

36.50

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
)
) ss:
COUNTY OF COOK)



0030123808

The claimant, Absolute Architecture P.C., an Illinois professional corporation (Claimant), with address at 67 East Madison Street, Suite 1404, Chicago, Illinois, hereby files its original contractor's claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate (Owner): Mohammad Reza Dadrass and Mena Dadrass, husband and wife and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner.

Claimant states as follows:

1. On or about March 1, 2002 and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (Real Estate) in Cook County, Illinois commonly known as 1854 Central, Northbrook, Illinois and legally described as follows: Lot 18 in block 6 in Northbrook West, being a subdivision of the West half of the Northwest quarter of Section 17, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. The permanent real estate tax number is 04-17-107-019.
2. Claimant made a contract (Contract) dated March 1, 2002 with Owners under which Claimant agreed to provide all necessary labor, material, and work to provide fire repair architectural services for a single family residence for the original contract amount of \$7000.00. A copy of the contract is attached hereto as Exhibit A.
3. The Contract was entered into by the Owner, and the work was performed with the knowledge and consent of Owner.
4. Claimant performed additional work in the amount of \$265.65 at the request of Owner.
5. Claimant last performed work under the Contract on December 10, 2002.
6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$5265.65 which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant a lien on the Real Estate (including all land and improvements thereon) in the amount of \$5265.65 plus interest.

Dated: December 16, 2002

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ABSOLUTE ARCHITECTURE, P.C.

By: 

This document has been prepared by and after recording should be returned to:

James A. Karche
Absolute Architecture, P.C.
67 East Madison Street
Suite 1404
Chicago, IL 60603



Property of Cook County Clerk's Office

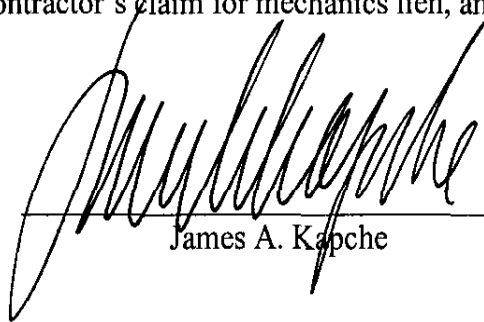
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VERIFICATION

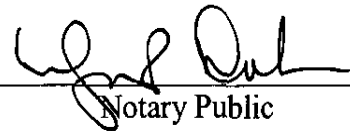
STATE OF ILLINOIS)
)
COUNTY OF COOK) ss:

James A. Kapche, being first duly sworn on oath, states that he is a principal in Absolute Architecture, P.C., Claimant, an Illinois Professional Corporation, 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 statement contained therein are true.



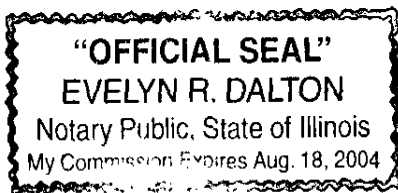
James A. Kapche

Subscribed and sworn to before me
this 16th day of December, 2002.



Notary Public

My commission expires 8-18, 2004



Absolute

ARCHITECTURE PC

March 1, 2002

Mr. Reza Dadrass
1854 Central
Northbrook IL

Project: Fire Repairs at 1854 Central Northbrook IL.

We herewith propose to provide Architectural Services for Plans for the Fire Repairs to the above referenced Residence.

Total Living Area: Approximately 3500 sf Proposed

Scope of Architectural and Engineering Services:

Existing Conditions:

Verify by measurement and photography the existing building dimensions and conditions.

Construction Documents:

1. Permit Plans Including:

- Architectural and Structural Plans with Dimensions and Specifications.
- Heating Ventilating and Air Conditioning Plans and Specifications.
- Plumbing Plans, Isometrics, and Specifications.
- Electrical Plans and Specifications.

2. All revisions required for permit issuance are included in this proposal.

Schedule of Compensation Architectural:

3500 sf x \$1.00 / sf = \$3500.00

Mechanical, Electrical and Structural:

3500 sf x \$1.00 / sf = \$3500.00

Total Fees: \$7,000.00

Initial Deposit: \$2,000.00

Completion of Drawings for Building Permit Submittal = \$5,000.00

Services not included in this Proposal:

1. Delivery of plans to Building Department for review. (Normally this is part of the scope of work of the General Contractor.)
2. Supervision of the day-to-day construction means or methods of construction on the jobsite are *not* included in this proposal. (Normally this is part of the scope of work of the General Contractor.)
3. Construction pricing and estimating. (Normally this is part of the scope of work of the General Contractor.)

EXHIBIT A

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Mr. Reza Dadrass

Project: Fire Repairs at 1854 Central Northbrook IL

March 1, 2002

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Additional Services of the Architect:

All additional services shall be provided at an hourly rate of \$120.00 per hour with *prior authorization of Client only.*

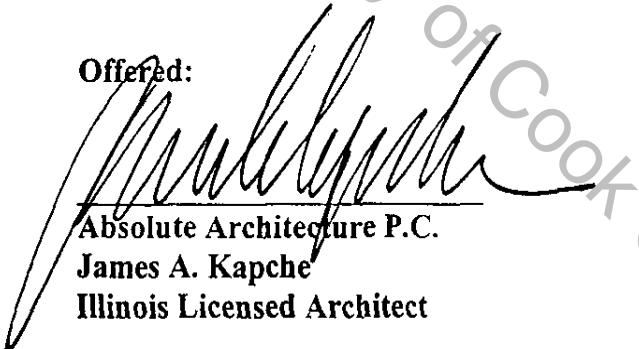
Reimbursable Expenses:

Film and Photo processing: At cost.

In house computer plots on vellum: \$30.00 each.

Blue Line printing: *Pricing shall be invoiced to Owner at cost and is not included in the Architectural fees.*

Offered:



Absolute Architecture P.C.
James A. Kapche
Illinois Licensed Architect

Accepted:



Reza Dadrass

Clerk of Cook County Clerk's Office

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

TO WHOM IT MAY CONCERN:

The undersigned, being duly sworn, deposes and says that he is a principal of Absolute Architecture, who is the architect for fire repair architectural services for a single family residence located at 1854 Central, Northbrook, Illinois owned by Mohammad Reza Dadrass and Mina Dadrass, husband and wife.

That the total amount of the contract including extras is \$7,265.65 on which he has received payment of \$2000.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers.

That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications.

<u>Name and Address</u>	<u>Labor/ Material Supplied</u>	<u>Contract Price</u>	<u>Amount Paid</u>	<u>Current Payment</u>	<u>Balance Due</u>
Mossner	Printing	At Cost	\$0.00		\$85.65
Micro International	Plotting; Paper & Pens	\$30.00 Ea.	\$0.00		\$180.00
Total					\$265.65

That there are no other contracts for said work outstanding and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon on in connection with said work other than stated above.

Signed this 16th day of DECEMBER, 2002.

ABSOLUTE ARCHITECTURE, P.C.

By: _____

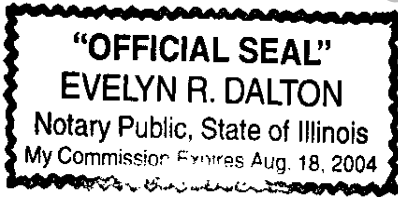
[Handwritten signature]

Subscribed and sworn to before me this 16th day of December, 2002.

[Handwritten signature]

Notary Public

My commission expires 8-18, 2004



Return to:

James A. Kapcho
Absolute Architecture, P.C.
67 East Madison St.
Suite 1404
Chicago, IL 60603

CLERK OF COOK COUNTY Clerk's Office

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