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Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 05/29/2003 03:19 PM Pg: 1 of 14

STATE OF ILLINOIS        )  
  )SS  
COUNTY OF DUPAGE        )

IN THE OFFICE OF THE RECORDER OF  
DEEDS OF COOK COUNTY

LEADS CONSTRUCTION, INC., an Illinois corporation,	)	
	)	Contractor's Claim for Lien
Claimant	)	
v.	)	Amount Claimed:
	)	\$51,079.45
THOMAS BORDEN; RON SWANSON	)	
and UNKNOWN OWNERS,	)	P.I.N.s 14-16-303-035-1003
Defendants,	)	and 14-16-303-035-1252

The Claimant, LEADS CONSTRUCTION, INC., of Woodridge, County of DuPage, State of Illinois, hereby files its Claim for Lien against THOMAS BORDEN, RON SWANSON and UNKNOWN OWNERS, and states:

1. That on June 6, 2001, and at all times from said date, THOMAS BORDEN and RON SWANSON were the record owners of the following described land, to-wit:

UNITS 5A AND 5R IN 720 GORDON TERRACE CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:  
LOTS 5 AND 6 IN BLOCK 3 IN WALLER'S ADDITION TO BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

PARCEL 2:  
SUBDIVISION LOTS 26 AND 27 IN WALLER'S SUBDIVISION OF LOT 7 IN BLOCK 3 AND LOT 7 IN BLOCK 4 IN WALLER'S ADDITION TO BUENA PARK IN FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND

PARCEL 3  
LOTS 5, 6, 7, AND 8 AND THAT PART OF LOT 25 LYING BETWEEN THE EAST LINE OF LOT 4 EXTENDED NORTH AND THE EAST LINE OF LOT 8 EXTENDED NORTH, BEING THAT PORTION OF LOT 25 LYING NORTH OF AND ADJOINING LOTS 5, 6, 7 AND 8 ALL IN SIMMONS AND GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 10 AND 19 AND THE VACATED STREET LYING BETWEEN SAID LOTS IN THE SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AND FILED AS DOCUMENT 24491225 AND NUMBER LR 3024350 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Commonly known as: Units 5A and 5R, 720 West Gordon Terrace, Chicago, Illinois  
P.I.N.s 14-16-303-035-1003 and 14-16-303-035-1252

2. UNKNOWN OWNERS are hereby joined as additional parties claiming an ownership interest or such other interest as may be claimed pursuant to statutory and case law in the above-referenced property.
3. That on the 6th day of June, 2001, the Claimant made a contract with said owners to furnish labor, services and materials on Units 5A and 5R. A copy of said contract is attached as Exhibit "A."
4. Claimant provided extra labor, services and materials under the contract by agreement with Owners and Owners' claim adjuster for a total amount of \$80,206.35; and, with Owners for a total amount of \$7,314.48.
5. That said Owners are entitled to credits against the original contract and extras thereto of \$36,441.28, leaving due, unpaid and owing to the Claimant on account thereof after allowing all credits, the balance of \$51,079.45, for which, with interest, the Claimant claims a lien upon said above-referenced property and improvements.
5. That the Claimant substantially completed all required of its on Units 5A and 5R on November 10, 2001.

LEADS CONSTRUCTION, INC., an Illinois corporation

BY: \_\_\_\_\_



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State of Illinois        )  
                                  ) ss  
County of DuPage     )

The undersigned having first been duly sworn on oath, deposes and states that he is a duly authorized agent of Leads Construction, Inc.; that he has the authority to execute the above and foregoing lien by him subscribed as a duly authorized agent of Claimant; that he has read the above and foregoing Claim for Lien by him subscribed; and that the facts contained therein are true.

Joseph P. Russo

SUBSCRIBED AND SWORN TO  
before me this 23<sup>rd</sup> day of May, 2003.

Carrie L. Mitchell  
Notary Public



This instrument was prepared by and  
please mail it to:

MANETTI & GRIFFITH, LTD.  
2311 West 22nd Street  
Suite 217  
Oak Brook, Illinois 60523  
(630) 573-5300

Property of DuPage County Clerk's Office

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1340 INTERNATIONALE PARKWAY, SUITE 100 WOODRIDGE, IL 60517 ☎(630) 685-5300 ☎(630) 685-5301

May 31, 2001

Ron Swanson & Tom Borden  
720 Gordon Terrace  
Apartments 5A and 6  
Chicago, IL 60613

Res. Ph.: (630) 420-0043  
Cell No.: (773) 259-1695  
Fax: (630) 420-0047

**REPAIR PROPOSAL**

LEADS CONSTRUCTION COMPANY, INC., proposes to furnish labor and material to repair the fire damage as follows:

**BATHROOM**

Clean the ceiling  
Scrape the ceiling and prepare for paint  
Seal then paint the ceiling  
Clean the walls  
Replace 5/8" drywall on walls  
Seal then paint the walls  
Replace ceramic tile on the walls  
Replace tile - bull nose trim on the walls  
Replace mirror  
Lightly sand and prepare door and trim  
Clean door and trim  
Replace ceramic tile floor covering  
Clean toilet  
Replace toilet seat  
Clean sink  
Replace sink faucet  
Clean tub  
Replace tub / shower faucet

**EXHIBIT A**

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Replace shower curtain rod  
 Replace shelving - glass shelf  
 Replace light bar - 8 lights  
 Replace wall outlet  
 Replace wall switch  
 Replace heat / AC register  
 Replace soap dish  
 Replace towel bar

## BATH HALL EAST

Clean the ceiling  
 Scrape the ceiling and prepare for paint  
 Seal then paint the ceiling  
 Clean the walls  
 Replace 5/8" drywall on walls  
 Replace wallpaper  
 Lightly sand and prepare doors (2)  
 Lightly sand and prepare door trim and jamb (2)  
 Clean door  
 Clean door trim and jamb  
 Replace lockset  
 Paint door  
 Paint door - full louvered  
 Paint door trim and jamb (2)  
 Clean ceramic tile floor  
 Regrout tile floor  
 Replace crown molding  
 Replace baseboard - 2-1/4"  
 Replace wall switch  
 Replace light fixture

## PANTRY

Clean the ceiling  
 Scrape the ceiling and prepare for paint  
 Seal then paint the ceiling  
 Replace 5/8" drywall on walls  
 Seal then paint the walls  
 Lightly sand and prepare door  
 Lightly sand and prepare door trim and jamb  
 Clean door  
 Clean door trim and jamb

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Paint door - full louvered  
 Paint door trim and jamb  
 Clean ceramic tile floor  
 Regrout tile floor  
 Clean closet package  
 Paint closet package

## KITCHEN

Clean the ceiling  
 Scrape the ceiling and prepare for paint  
 Seal then paint the ceiling  
 Drywall patch ready for paint on the walls  
 Replace wallpaper  
 Replace ceramic tile floor  
 Replace baseboard - 2-1/4"  
 Paint baseboard  
 Replace wood door - Oak face, fire rated  
 Replace lockset - keyed  
 Replace deadbolt  
 Prime and paint door - exterior  
 Paint exterior door trim  
 Replace track lighting  
 Replace fixture (can) for track lighting - halogen  
 Replace light fixture  
 Replace fluorescent - one tube - 2' - fixture with lens  
 Replace wall switches (2)  
 Replace wall outlets (5)  
 Replace phone jack  
 Replace dishwasher  
 Replace microwave over - over range with built-in hood  
 Replace refrigerator - 24 cf - High grade - side by side unit  
 Replace range - 30" electric  
 Replace cabinetry (base) units  
 Replace cabinetry (wall) units  
 Replace cabinet trim  
 Replace countertop - Flat laid plastic laminate  
 Replace 4" backsplash for flat laid countertop  
 Replace double sink  
 Replace sink faucet

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## PIANO ROOM

### Offset

Clean the ceiling  
 Scrape the ceiling and prepare for paint  
 Seal then paint the ceiling  
 Replace 5/8" drywall - hung, taped, floated,  
     ready for paint on the walls  
 Replace rigid foam insulation board - 1/2"  
 Replace crown molding  
 Replace baseboard - 2-1/4"  
 Paint the walls  
 Paint door - bifold set  
 Paint door trim and jamb  
 Remove tile - vinyl  
 Scrape concrete floor of tile and glue residue  
 Replace carpet and pad (material and labor)  
 Clean window units(2)  
 Replace radiator unit  
 Prime and paint radiator cover  
 Repairs to HVAC and plumbing systems  
 Replace wall switches (2)  
 Replace dimmer switches (2)  
 Replace track lighting  
 Replace fixture (can) for track lighting - halogen  
 Replace wall outlet  
 Replace sill - cultured marble  
 Replace stud wall  
 Replace window screens

## FAMILY ROOM

Clean the ceiling  
 Scrape the ceiling and prepare for paint  
 Seal then paint the ceiling  
 Replace 5/8" drywall - hung, taped, floated, ready  
     for paint on the walls  
 Replace rigid foam insulation board - 1/2"  
 Replace crown molding  
 Replace baseboard - 2-1/4"  
 Paint the walls  
 Clean door  
 Clean door trim and jamb  
 Lightly sand and prepare door  
 Lightly sand and prepare door trim and jamb

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Paint door  
 Paint door trim and jamb  
 Replace door casing  
 Remove vinyl tile  
 Replace carpet and pad  
 Scrape concrete floor of tile and glue residue  
 Clean window units (2)  
 Clean radiator unit  
 Clean radiator cover  
 Prime and paint radiator cover  
 Replace wall switches (2)  
 Replace dimmer switches (2)  
 Replace track lighting  
 Replace fixture (can) for track lighting - halogen  
 Replace wall outlet  
 Replace sill - cultured marble

## FAMILY ROOM CLOSET

Clean the walls and ceiling  
 Scrape and ceiling and prepare for paint  
 Paint the ceiling  
 Replace 5/8" drywall - hung, taped, floated, ready  
 for paint on the walls  
 Replace rigid foam insulation board - 1/2"  
 Paint the walls  
 Replace baseboard  
 Replace baseboard corner caps  
 Remove vinyl tile  
 Scrape concrete floor of tile and glue residue  
 Replace carpet  
 Paint door - bifold set  
 Paint door trim and jamb  
 Replace bifold door set

## BEDROOM

Clean the ceiling  
 Scrape the ceiling and prepare for paint  
 Seal then paint the ceiling  
 Clean the walls  
 Remove and retape drywall on the walls  
 Seal then paint the walls  
 Replace baseboard  
 Replace marble window sill



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Remove vinyl tile  
 Replace carpet and pad  
 Scrape concrete floor of tile and glue residue  
 Heat, vent and air conditioning repair  
 Clean radiator unit  
 Prime and paint radiator unit  
 Replace heat / AC register  
 Clean window units (3)  
 Replace window screens (2)  
 Replace wall outlets (5)  
 Replace wall switch  
 Cable jack  
 Replace track lighting  
 Replace fixture (can) for track lighting  
 Clean door  
 Clean door trim and jamb  
 Scrape and prepare door for paint  
 Scrape and prepare door trim and jamb for paint  
 Replace lockset  
 Paint door  
 Paint door trim and jamb  
 Replace door casing

**HALLWAY**

Clean the ceiling  
 Scrape the ceiling and prepare for paint  
 Seal then paint the ceiling  
 Drywall patch, ready for paint on the walls  
 Clean the walls  
 Seal then paint the walls  
 Replace baseboard  
 Remove vinyl tile  
 Scrape concrete floor of tile and glue residue  
 Replace carpet and pad  
 Replace track lighting - track only

**BATH HALLWAY**

Clean the ceiling  
 Scrape the ceiling and prepare for paint  
 Seal then paint the ceiling  
 Clean the walls  
 Seal then paint the walls

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Remove vinyl tile  
Scrape concrete floor of tile and glue residue  
Replace carpet  
Clean door - full louvered units (3)  
Paint door - full louvered (3)  
Clean door trim and jamb (3)  
Paint door trim and jamb (3)  
Replace locksets (2)  
Replace light fixture

## CLOSET 1

Clean the ceiling  
Scrape the ceiling and prepare for paint  
Seal then paint the ceiling  
Clean the walls  
Seal then paint the walls  
Remove vinyl tile  
Scrape concrete floor of tile and glue residue  
Replace carpet  
Replace baseboard - 2-1/4"  
Clean closet package  
Paint closet package

## CLOSET 2

Clean the ceiling  
Scrape the ceiling and prepare for paint  
Seal then paint the ceiling  
Clean the walls  
Seal then paint the walls  
Remove vinyl tile  
Scrape concrete floor of tile and glue residue  
Replace carpet  
Replace baseboard  
Clean closet package  
Paint closet package

## LINEN CLOSET

Clean the ceiling  
Scrape the ceiling and prepare for paint  
Seal then paint the ceiling  
Clean the walls and ceiling  
Seal then paint the walls

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Remove vinyl tile  
Scrape concrete floor of tile and glue residue  
Replace carpet  
Replace baseboard  
Clean closet package  
Paint closet package  
Clean door - full louvered unit  
Clean door trim and jamb  
Paint door - full louvered  
Paint door trim and jamb  
Replace passage lockset

## BATHROOM

Clean the ceiling  
Scrape the ceiling and prepare for paint  
Seal then paint the ceiling  
Seal stud wall for odor control  
Remove and retape drywall  
Paint the walls  
Replace ceramic tile  
Clean cased opening  
Paint cased opening  
Clean ceramic tile floor  
RegROUT tile floor  
Clean toilet  
Replace toilet seat  
Clean sink  
Replace sink faucet  
Replace vanity  
Clean tub  
Replace tub / shower faucet  
Replace shower door unit  
Replace shelving - glass shelf  
Replace light bar - 8 lights  
Replace wall outlet  
Replace wall switch  
Replace heat / AC register  
Replace soap dishes (3)  
Replace towel bar  
Replace exhaust fan  
Replace toilet paper holder  
Replace carpet - metal transition strip

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## LIBRARY

- Clean the ceiling
- Scrape the ceiling and prepare for paint
- Seal then paint the ceiling
- Clean the walls and ceiling
- Seal then paint the walls
- Replace wallpaper
- Replace carpet
- Replace wall outlets (3)
- Replace wall switches (2)
- Replace phone jack
- Replace track lighting
- Replace fixtures (can) for track lighting (3)
- Replace light fixtures (2)
- Clean door (2)
- Clean door trim and jamb (2)
- Paint door (2)
- Replace shelving - 12" - in place
- Seal and paint wood shelving, 12"
- Clean electrical breaker panel

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All debris to be removed by Leads Construction Company, Inc.

All permits to be obtained by Leads Construction Company, Inc.

All of the above work to be performed in a good and workmanlike manner by LEADS CONSTRUCTION COMPANY, INC. for the amount agreed upon between the Adjuster representing to Insurance Company and LEADS CONSTRUCTION COMPANY, INC. with the owner to satisfy the insurance deductible if it is deducted from the insurance proceeds. After agreement with the Insurance Company, LEADS CONSTRUCTION COMPANY, INC. will provide owner with the final repair cost, upon request.

## Grounds for Termination

### Termination by the Contractor-

Upon seven (7) days' written notice to the Owners, the Contractor may terminate this Agreement for any of the following reasons:

1. If the work has been stopped for a thirty (30) day period;
  - a. Under court order or order of other governmental authorities having jurisdiction;
  - b. As a result of the declaration of a national emergency or other governmental act during which, through no act or fault of the Contractor, materials are not available; or
  - c. Because of the Owner's failure to pay the Contractor in accordance with this Agreement;
2. If the Work is suspended by the Owner for thirty (30) days;
3. If the Owner materially delays the Contractor in the performance of the Work;
4. If the Owner otherwise materially breaches this Agreement

Upon termination by the Contractor in accordance the Contractor shall be entitled to recover from the Owner payment for all Work executed and for any proven loss, cost or expense in connection with the Work.

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**Termination by the Owner-**

If the Contractor persistently fails to perform any of its obligations under this Agreement, the Owner may, after seven (7) days' written notice to the Contractor undertake to perform such obligations. The Contract Price shall be reduced by the cost to the Owner of performing such obligations.

Payments are to be made in the following manner:

- 1/3 due upon the inception of the contract
- 1/3 due upon completion of approximately 2/3 of the repairs
- Balance due upon final completion.

ACCEPTED:

LEADS CONSTRUCTION COMPANY, INC.

Joe Pluth  
 Joe Pluth  
 Account Representative

5-31-01  
 Date

ACCEPTED:

Ronald Swanson  
 Ron Swanson,  
 Owner

6/4/01  
 Date

Thomas Borden  
 Tom Borden,  
 Owner

6/6/01  
 Date