



0321118029

Eugene "Gene" Moore Fee: \$44.50  
Cook County Recorder of Deeds  
Date: 07/30/2003 11:38 AM Pg: 1 of 11

**ORIGINAL CONTRACTOR'S  
CLAIM FOR LIEN**

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STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

Richard James Abrham

Architects

v.

Rikki Kay Swin

Owner

(The Above Space For Recorder's Use Only)

THE CLAIMANT Richard James Abrham  
of Six E. Monroe St., Chgo. County of Cook State of Illinois  
hereby file s a Claim for Lien against Rikki Kay Swin  
of Cook County, of the State of Illinois, and state s;

THAT on the 21 day of July 2003, said  
Rikki Kay Swin was the owner of the following described land, to wit:  
Lot 13 in Block2 in Potter Palmer's Lake Shore Drive Addition to  
Chicago in Canal Trustee's Subdivision of the South FRACTIONAL 1/4 of  
Fractional Section 3, Township 39 North, Range 14, East of the Third  
Principal Meridian, in Cook County, Illinois  
in Section 3, Township 39, Range 14, County of Cook  
State of Illinois.

Permanent Index Number (PIN): 12-03-204-120

THAT on the (on or about) 21 day of December 2001 the  
Claimant \_\_\_\_\_ made a contract with said owner (1)

(2) to provide Architectural Services, Construction Management Services

for the building (3) to be altered and remodeled ~~XXXXX~~ on said land for the sum of  
\$ 261,811.25 and on the fifth day of June 2003  
completed thereunder (4) work and delivery of materials to the value of  
\$261,811.25 as set forth in an account thereof herewith filed and  
made part hereof, marked Exhibit "0204A"

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- (1) If contract made with other than the owner, erase "said owner," name such person and add "authorized and permitted by said owner to make said contract."
- (2) State what was to be done (3) "being," or "to be," as the case may be.
- (4) "All required to be done by said contract," or "work to the value of," or "delivery of materials to the value of \$ \_\_\_\_\_, as set forth in an account thereof herewith filed and made part hereof, marked Exhibit \_\_\_\_\_ as the case may be.

\* THAT the claimant \_\_\_\_\_ did extra and additional work on, and delivered extra and additional materials at said premises of the value of \$ Zero \_\_\_\_\_ at the special instance and request of said

as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibit \_\_\_\_\_ and completed same on the \_\_\_\_\_ day of \_\_\_\_\_

THAT said owner \_\_\_\_\_ is entitled to credits on account thereof, as follows, to wit: \_\_\_\_\_  
Three payments made to date totaling \$141,015.66

leaving due, unpaid and owing to the Claimant \_\_\_\_\_ on account thereof, after allowing all credits, the balance of \$ 120,795.99 \_\_\_\_\_ for which, with interest, the Claimant \_\_\_\_\_ claims \_\_\_\_\_ a lien on said land and improvements.

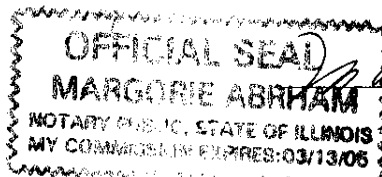
STATE OF ILLINOIS )  
COUNTY OF Cook ) SS.

THE AFFIANT Richard James Abrham

being first duly sworn on oath deposes and says, that he is Owner

of the Claimant \_\_\_\_\_; that he has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

Subscribed and sworn to before me this 22 day of July A.D. 2003



Margorie Abrham  
Notary Public

Mail to: Richard James Abrham  
Name \_\_\_\_\_  
Address Six East Monroe  
City Chicago

This instrument prepared by:  
Name Richard James Abrham  
Address \_\_\_\_\_  
City \_\_\_\_\_





ifa/architects  
JOB #0204

PROJECT WORK DESCRIPTIONS

PAGE #1 OF 7  
DATE THIS PRINTING: 07/23/03

JOB ORIGINAL SCOPE ADDED SCOPE / ADJUSTMENTS RIA NOTES QUESTIONS RIKKI COMMENTS COMPLETE CONTRACTOR QUOTE TIME DEPOSIT

Budget Chronology  
First Budget provided on 8/13/02 = range of \$329,500 to \$614,000  
Total of Budget on PA#1 = \$383,000  
Total of Budget on PA#2 = \$600,000  
Total of Budget on PA#3/4 = \$623,253  
Total of Budget on PA#5 = \$829,197  
Total of Budget on PA#6 = \$829,197

These are budget numbers; we are doing our best to get bids where possible and working with contractors to control costs for time and material work.

Carpentry Hourly Rates  
Journeyman/Supervisor \$50.00/hour (Industry standard is \$65/Hr.)  
Carpenter \$40.00/hour (Industry standard is \$55/Hr.)  
Laborer \$30.00/hour (Industry standard is \$45/Hr.)

General Comments  
I have tried to provide the best product possible, I have instructed the trades to work to their highest standards  
As an example, we have spent time sealing the walls and floor, repairing existing flooring, upgrading electrical, plumbing and mechanical components where the existing work seemed poorly done  
Material delivery and debris removal is extremely time consuming...  
Debris removal is done in small containers carried down 3 flights of stairs  
Material must be carried up 3 flights of stairs individually or in small packs

Work area is small so we cannot get large crews of multiple trades working simultaneously  
Every time we make a change it requires  
Work stops while plans are changed  
Relayouts of site  
Material selection and delivery  
Demo of as-built  
New construction - Carpentry - Electric - Plumbing - HVAC - Drywall

3/4"cm fees are 20% of construction and materials costs -- this is an industry standard  
A GC would charge this for base contract work and 25-30% for adds and changes  
We have not increased CM fee percentage  
Our design fees have not changed from original quotes  
Normal practice is to charge hourly for design time when adds or revisions occur during construction

PROJECT COMPLETE/FUNCTIONAL

| DESCRIPTION   | RIANOTES QUESTIONS | RIKKI COMMENTS   | COMPLETE                | CONTRACTOR  | QUOTE  | TIME                                   | DEPOSIT                                    |                             |     |
|---|--------------------|--|-------------------------|---|--|--|--|-----------------------------|-----|
| <p><b>Q</b> Kiddo's door and grass patch at Dining Room</p> <p>Reconfigure seating wood deck for Grass patch<br/>Grass Patch in custom SS pan with drain tubes to roof drain<br/>Dog door custom ordered to fit existing door, bottom rail<br/>Need attention on lot</p> <p><b>Deciding at the greenhouse roof</b></p> <p>Special Material Wood Deck<br/>Grass Patch in custom SS pan with drain<br/>Iron railing built in sections<br/>Custom Wall Brackets</p> <p>First bid is, 900 before 2 weeks<br/>Added pat door from 1/2" idly room for Kiddo<br/>Make deck @ greenhouse, level</p> |                    | Construction activities damaged roof membrane, repairs scheduled | Repair the ceiling leak | grass will be set, stone and fabric for now<br>Need bid approval for railing/sign off on work order | Initial grass<br>1225.00 was approved cost at 2000 | Fury<br>Fury<br>Fury<br>Boye Landoltal | \$80<br>\$4200<br>\$90<br>Hourly as needed | 1 day<br>3-4 weeks<br>1 day | 50% |
| <p><b>C</b> Infill of E/W partition at south end of entry (previously discussed removal of N/S Partition)</p> <p>Reconfigure E/W partition at south end of entry<br/>Widen fireplace front for existing Marble<br/>Demovite existing fireplace</p>  |                    |  |                         |   |  |  |  |                             |     |

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JOB #0204

Close opening from foyer to sitting room  
Coordinate with Roman Marble to install fireplace mantle

### PROJECT WORK DESCRIPTIONS

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|  |   |  |  |            |  |
|--|---|--|--|------------|--|
| Close opening from foyer to sitting room<br>Coordinate with Roman Marble to install fireplace mantle   | Need approval on Ceiling trim to match Living Room  |  |  |            |  |
| <ul style="list-style-type: none"> <li>Build in curio cabinet in existing opening</li> <li>And etched glass doors, mirror interior, wood #8</li> </ul>   | <p><b>Need approval on change to blind doors 1, 2, 03</b><br/>Need approval on Glass doors, mirror, shelves<br/>Need hardware selection from R/S</p>  | <p>Review drawings to show change to blind doors 1, 2, 03<br/><br/>Verify electric installed and working</p>   | <p>Custom Showers<br/>\$4,000</p>        |            |  |
| <p>Add rope lighting of P front and display cabinet interior lighting<br/>Reconfigure trim to add panel to match adjacent doors<br/>Reconfigure display case to have full trim on both joints</p>  | <p>Custom cut trim<br/>Custom paint blocks to be located<br/>Custom cut baseboard<br/>Custom roses to be located<br/>Install baseplate<br/>Remove extra Entry Hall oak chair rail which matched the sitting room and replaced it with painted trim to match Living Room<br/>Change ceiling crown molding to match Living Room</p>     | <p>Custom cut trim ready for delivery<br/>to make custom to match \$1200 (original price)<br/>Find newer version<br/>Custom cut base trim ready for delivery<br/><br/>Creative Wood can fabricate crown molding \$500.<br/>Fury install \$800<br/><br/>to be coordinated with overall electric trim finish<br/>Called and asked what needs to be done/asked for photos<br/><br/>waiting for drywall to be finished</p> | <p>Partheon<br/>\$500<br/>\$800</p>      | <p>37%</p> |  |
| <p>Reopen basement front entry<br/>Flush Security Door in existing frame<br/>Move water meter - minor adjustment<br/><br/>Lighting in lower entry with motion sensor</p>   | <p>Find Cleanup<br/>Repair west foundation wall<br/>Run water and electric to parking<br/><br/>Iron gate - match elevator gate - OIT<br/><br/>ing to purchase hardware<br/>R/S to make selection</p>  | <p>R/S to have Katie paint wood grain<br/>Verify electric installed and working<br/>R/S to work with CW and Roman Marble<br/>R/S to look at health mills<br/>Cleanup not satisfactory</p>  | <p>Boye Landlord<br/>\$800<br/>\$950</p> |            |  |
| <p>Redesign front facade<br/>ON HOLD TO REDO WHOLE FACADE<br/>Install sample ceiling on windows for review<br/>Added casing on all windows<br/>Front door similar to elevator fronts with flower oval<br/>Design fence to complement ceiling</p> | <p>Find Cleanup<br/>ON HOLD TO REDO WHOLE FACADE<br/>Install sample ceiling on windows for review<br/>Added casing on all windows<br/>Front door similar to elevator fronts with flower oval<br/>Design fence to complement ceiling</p>   | <p>repair head by demo<br/>repair header in the closet to be level<br/>install entry door<br/>install 4 doors<br/><br/>review drawings to show railing box placement</p>   | <p>ria/a</p>                             |            |  |
| <p>Roof deck and elevator extension<br/>Extend existing rear roof to roof opening into a greenhouse<br/>Structure which would also include the elevator landing</p>  | <p>San Room, Garage, Pantry, Pk deck<br/>This number can vary dramatically based on the detail of the Green House, we are currently assuming a greenhouse with much more extensive detail than the existing plant room of the rear 3 floor.<br/><br/>Greenhouse selected by R/S is 400,500 per sq ft (170,220) for current design</p> | <p>review drawings to reduce price<br/>Complete drawings<br/>apply for permit<br/>redesign w/lock lead<br/>R/A to call out lead for prices per sq ft<br/>R/S to select gazebo<br/>Bid job</p>  | <p>ria/a</p>                             |            |  |

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## PROJECT WORK DESCRIPTIONS

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Extend elevator by reducing the elevator riser tube with a special telescoping type that would allow for additional lift height.  
Wood deck, simple metal railings, planters, etc. (Assuming 2003\$)  
Add for Carl iron deco railings  
Extend gas line to roof line

Extend deck to front of house  
Carl iron light standards  
Extend MFR to roof  
Final Cleanup

### 9 Theater Room

**Theater - Chronology**  
Expanded on original lift layout  
Discussed and decided to raise ceiling  
Discussed and decided to lower floor  
No put on hold pending Louis design  
Second lift design presented  
RIS decided on Louis design and lift put it into reality and detail  
RIS gave approval and to completed bid documents and issued for bid  
Discovered deteriorating wear foundation - repaired  
Demo & replace offer electric and S&V installations

Walls and ceiling demo'd to allow access to hvac, electrical and plumbing which we wanted to get up into lift space to allow for maximum ceiling hts.

Lower basement floor including reconstruction of west foundation wall to replace crumbling stone foundation. Uncovered, investigated, removed and filled in two large underground pipes discovered during excavation. Concrete needed to be holed in wheel bore from end of pier to basement.  
Increased detail and scope based on Louis's sketch

Miscellaneous  
3 separate designs committed to paper & presented  
Final Cleanup

(N/A) to be part of the new build-out  
(Numbering to be part of Theater build-out)

Charred profiles of floor while in progress

**Behavior Interior & Fronts**  
New trim of door and head  
Including 4 door bases (on elevator side)  
Behavior interiors

Carpenter built soft framing for wood stained wood trim

4 iron work gates  
Final bid (10,000 (4 doors))

Clean up interior of #1 and #2nd floor black  
Add scores light fixtures, floor of shop

verify electric/switch/panel fixtures  
Add ceiling cover and new base in entire Corridor  
Crown moulding  
Choir rail  
Base moulding

Rough in complete

Photos in catalog are not fabricated pieces, we need to buy parts and have gates fabricated  
Need approval on iron gate design

|                  |  |  |           |     |
|------------------|--|--|-----------|-----|
| Boyer Janitorial | Cabworks   | \$25,874   |           |     |
| Boyer Janitorial | Arch iron design/interior only iron impressions  | \$2,232<br>\$91,120  | 3-4 weeks | 50% |
|                  | Teach/K/rough carpent<br>Fisher/drywall<br>Flar Tech/carpel<br>Fury/rough carpent<br>Fury/finish carpent<br>Gordon/drywall<br>B&W/hvac<br>BOC/hvac | \$21,831<br>\$121,010<br>\$6,980<br>\$24,221<br>\$92,293<br>\$15,963<br>\$8,995<br>\$9,612 | 3 months  |     |

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**PROJECT WORK DESCRIPTIONS**

Fifth gate for roof room ?????  
Find Cleanup

**1 Master Bath & Shoe Closet**

- Redesign Master bath
- Curved wall shower
- Radius vaulted ceiling
- Increased Master Closet
- Provide floor protection
- Demo and preserve trim, fixtures, casework, doors, frames
- Demo floor and wall tile
- Demo shower, tub, vanity
- Demo partitions, ceiling, drywall and patch/patch
- Insulation Demo wall, required approximately 300 tips up and down stairs and/or exterior to remove debris
- Demo HVAC, electric, plumbing
- Remove floor and reconfigure plumbing for new layout
- New framing and wall construction
- New plumbing layout
- New electric layout
- Insulators to HVAC
- Insulate and seal off existing and new walls, floor & ceiling
- Closest door
- Shoe rack
- Down lighting in soffit of shoe rack

Need selection for shower shelves  
Need approval Glass and mirror  
Need lav selection

Roman marble to contact NK5 for vanity top selection

Original price 5780  
Need count of shoes, boots, purses

- Roof repairs needed
- Exterior wall and ceiling framing repairs, existing framing in very poor condition, some burned some poorly installed
- Make effort to level out floor
- Increased detail to lion of vaulted ceiling
- Added lion at Vanity
- Dramatic increase in lighting
- Reconfigure HVAC clean twice (Carpentry, Electric, Plumbing, HVAC)
- Reconfigured water closet plumbing 3 lines to accommodate cabinetry - quality units
- Rebuilt wall, electric, plumbing, ducting behind vanity to eliminate offset and gain 4" of room and install adequate framing
- Add towel warmer (cabinetry, drywall and electrical changes)
- Add adjustable mirror at power panel
- Added lighting in closet for pocket shelf
- Changed lighting layout in closet to accommodate c. chimney
- Added lighting in vaulted ceiling
- Reconfigured wall of built-in cabinet, 1' x 6" set shelf in closet
- Added then relocated 58V junction box
- Reconfigure door to lead hall & coat closet
- Original scope was per 1 to 1 new scope of 58V needs
- Change direction of wall - floor of lead hall entry
- Removal of masonry at shower to accommodate plumbing and get larger shower
- Channeling of masonry at chimney for added sconce lights
- Added sconce lights after initial electric rough-in
- Rebuilt skylight well to correct framing problems, center wall on skylight and expand opening of ceiling
- Added lighting in skylight well

Original price 19,900  
Original price 5850

Install only  
to complete

|                                    |          |           |     |
|------------------------------------|----------|-----------|-----|
| Architectural design/interior only | \$588    |           |     |
| Iron Impressions                   | \$2,280  | 3-4 weeks | 50% |
| Custom Showers                     | \$14,907 |           |     |
| 7 Plumbing<br>1/2 electric         | \$4,952  | 3 weeks   |     |
| Electric Roofing                   |          |           |     |



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## PROJECT WORK DESCRIPTIONS

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|  |  |
|--|--|
| <p>• Add them relocate towel warmer recess to curved wall</p> <p>• Added receptacles in Mtl closet for S&amp;V CPU</p> <p>Glass door for window in shower</p> <p>Power operated window shades</p> <p>Changed design</p> <p>Changed to 6x6 added additional area</p> <p>Added additional ceiling moulding to vanity</p> <p>Added base moulding (to be reused painted wood)</p> <p>Added mosaic floor and ceiling in shower</p> <p>Wood flooring repair and replace in both and closets</p> <p>Find Cleanup</p> <p><b>Fountain of Dining Room Deck</b></p> <p>UM for water line &amp; power to fountain location &amp; final connection</p> <p>Fountain installation</p> <p><b>Fountain at Park way</b></p> <p>Fountain installation</p> <p>UM for water line &amp; power to fountain location &amp; final connection</p> <p>Water and power upgraded from basement</p> <p>Remove existing landscaping</p> <p>New Landscaping</p> <p>New front fence and gate</p> <p>Intercom and release of gate</p> <p>Find Cleanup</p> <p>12.16.02 Change to 30 Amp ccd per JW</p> <p>12.16.07 Change to 30 Amp ccd per JW</p> <p>2nd Roof Office</p> <p>20 Amp ccd to computer closet</p> <p>2 receptacles (20 A ccd) in floor</p> <p>Receptacles above fireplace</p> <p>Repair outlet of Hutch</p> <p>Added lighting &amp; power (Hutch and floor receptacle)</p> <p>Cut and patch ceiling for chandelier</p> <p>HVAC Contractor to run ducts from roof to computer closet</p> <p>Chandelier box with new switch</p> <p>Demo &amp; repair of electrical and S&amp;V installers</p> <p>Find Cleanup</p> <p>Find Cleanup</p> <p><b>M Ground Floor Powder Room</b></p> <p>Replaces Plumbing fixture (relocate to)</p> <p>• Slip at drywall/plaster</p> <p>Replaces/relocate lighting</p> <p>New wall finishes</p> <p>Uncolored w/covering delivered</p> <p>New floor tile</p> <p>Need tile selectors</p> <p>Cleanup not satisfactory</p> | <p>Towel warmer and all plumbing (except Lav.)</p> <p>Changed design rebid (3863.21 original bid)</p> <p>These are cyclode or battery powered or with cord to receptacle, we cannot use the corded version in the shower.</p> <p>Master Bedroom has Federalist crown molding, should we stay with this in M. Bath or change to match ground floor as last discussed</p> <p>Bid before changes, wall tile to vanity, no crown/chairrail/ base tile, 1 inset mosaic</p> <p>Bid before changes, wall tile to vanity, no crown/chairrail/ base tile, 1 inset mosaic</p> <p>Cleanup not satisfactory</p> <p>Need fountain selection</p> <p>Need tile selectors</p> <p>Recliner</p> <p>Decorative</p> <p>Brother's Roofing</p> <p>\$308</p> <p>14234.8</p> |
|--|--|

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## PROJECT WORK DESCRIPTIONS

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| Description  | Quantity                                 | Unit                                    | Rate                             |
|--|--|---|----------------------------------|
| <p><b>U Miscellaneous Carpentry, HVAC, Electrical Work</b></p> <p>Roof repairs (existing issues above Master Bath and near elevator shaft)</p> <p>Find Cleanup</p> <p>All of work below is added scope</p> <p>Need fixture selections</p> <p>6 sconces of rear stair, new or altered openings, drywall demo and repair</p> <p>8 picture light boxes of front stair, new or altered openings, drywall demo and repair</p> <p>Extend east wall face up of third floor front stair</p> <p>Add Chandelier cut and two switches at front stair</p> <p>Design chandelier support iron hills</p> <p>Remove 12 cone and reconfigure ceiling electric, drywall demo and repair</p> <p>Creative wood is looking for new backspan piece</p> <p>Lead into 3x4 system</p> <p>fix cabinet face with chip in it</p>   |  |   |                                  |
| <p>Add light fixtures above water closet</p> <p>Replace curved trim of stair wall inside of Powder Room</p> <p>Replace flooring of rear of Water Closet and reconfigure flooring of punching wall for new Hebeau Lav</p> <p>Base moulding to match house</p> <p>custom flex moulding for curved wall, new moulding \$300 template, \$35 per foot material</p> <p>Cleanup not satisfactory</p>  |  |   |                                  |
| <p>Get lighting at Dining Room Deck</p> <p>Added lighting at front and rear stairwells</p> <p>Window planters (front and center of house)</p> <p>Wall cabinets on North wall of garage</p> <p>Add cabinets at Laundry room wall</p> <p>New locks (keypad and manual) at front exterior and inner entry doors</p> <p>Change 2nd floor front bedroom fireplace</p> <p>Additional dryer in laundry room</p> <p>New front porch light fixture, relocate electric, install fixture</p> <p>Add iron hells in skylight and chandelier at front interior stair</p> <p>Two new iron door gilles (inner and outer entry doors)</p>   |  |   |                                  |
| <p>Remove and preserve existing stone mantle</p> <p>Move existing stiling iron mantle to 2nd floor guest bedroom</p> <p>Reinstall existing wall cabinets</p> <p>Add receptacle for added Dryer</p> <p>New stove opaque above door</p> <p>New cut for chandelier at front stairs to top and bottom of stair</p> <p>electric for switches and cut</p> <p>Carpentry mill wall 3rd floor main stair</p> <p>Build proof glass at inner door</p> <p>Remove and preserve existing stone mantle</p> <p>Move existing stiling iron mantle to 2nd floor guest bedroom</p> <p>Demo, electric, gas app, sink, copanity, mobile</p> <p>Roman, Viable contacted 12.23. removed 12.31.02</p> <p>net 4 m. the iron existing downward?</p> <p>Demo, drywall, electric, patching</p> <p>Reopened wall for 3x4 dryw install patching</p> <p>Need fixture selection</p> <p>Need iron selection</p> <p>Need approval</p> <p>verify light fixture is plumb</p> |  |   |                                  |
| <p>gallon<br/>sconces<br/>sconces</p>  | <p>11760-960</p> <p>2400</p> <p>1380</p> | <p>4 days</p> <p>4days</p> <p>4days</p> | <p>50%</p> <p>35%</p> <p>35%</p> |
| <p>Fury</p>  | <p>1 carp/1 labor</p>                    | <p>1 day</p>                            |                                  |

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## PROJECT WORK DESCRIPTIONS

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| Ongoing tasks | Removal of approximately 22 loads of debris to date not including excavation materials from Basement<br>Ongoing building cleanup and furniture wrap | Loads vary in size and material | Master Bedroom | Add Reception above the place<br>Change Master Bedroom fireplace<br>Demurite the place and mantle<br>New check ion, fliebox and stone front<br>Demo & repair ofter electric and S&V installatons<br>Remove wall sconces & switches and patch west wall in Master Bedroom | Demo,electric, gas, sheet metal, copentry, mobile<br>Coordinate with Roman mobile to remove and install stone front from 2nd floor bedroom<br>Switch boxes are used as junction boxes for wall receptacles so they cannot be removed, we will apply a blank cover. | Wood base to match existing to complete house | Custom new blades, material, labor to fabricate<br>Install wood base through house | Porthsen<br>Fury | \$2,736 | Complete |
|---------------|---|---------------------------------|----------------|--|--|---|--|------------------|---------|----------|
|---------------|---|---------------------------------|----------------|--|--|---|--|------------------|---------|----------|

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