



17052060120000497017  
AREA SUB-AREA BLOCK PARCEL UNIT WARRANT CODE

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OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME  
499  
TAX CODE  
74012  
AREA SUB-AREA BLOCK PARCEL UNIT  
17- 05- 206- 012

ELSTONS ADD TO CHGO) 4/5 39 14  
RESUB2  
(EX NWLY 5.80FT)&(EX NELY 12FT)  
(EX NELY 12FT)  
SEC. TOWN RANGE LOT SUB-LOT LOT BLOCK  
6) 37  
(7T010)

AREA	SUB-AREA	BLOCK	PARCEL	UNIT	YEAR RAN	CODE
00	00	00	00	00	00	00
46	47	48	49	50	51	52
53	54	55	56	57	58	59
60	61	62	63	64	65	66
67	68	69	70	71	72	73
74	75	76	77	78	79	80
81	82	83	84	85	86	87
88	89	90	91	92	93	94
95	96	97	98	99	00	01
02	03	04	05	06	07	08
09	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	32	33	34	35	36
37	38	39	40	41	42	43
44	45	46	47	48	49	50
51	52	53	54	55	56	57
58	59	60	61	62	63	64
65	66	67	68	69	70	71
72	73	74	75	76	77	78
79	80	81	82	83	84	85
86	87	88	89	90	91	92
93	94	95	96	97	98	99
00	01	02	03	04	05	06

1971 DIVISION  
COS+dc

1971 DIVISION  
CODE CHANGE  
Block 3333 Parcel

1998 DIVISION  
CODE CHANGE  
Block 7777 Parcel

Property of Cook County Clerk's Office  
Exhibit A

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**John Geroulis**  
President

Tel (773) 334-0008  
Fax (773) 334-0889  
5110 N. Lincoln Ave.  
Chicago, IL 60625  
www.wepaint.com

**Date:** February 2, 2004

**Proposal Submitted to:**  
JPM  
1461 A First Ave. Ste.342  
New York, NY 10021-2201

**Work to be performed at:**  
1574 N. Kingsbury  
Chicago, IL 60622-2532

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

**Scope of Work:** As per plans submitted.

**Firewall:** West thirty foot wall to be finished and sanded smooth by others, and Paint America Inc will prime and paint two finish coats.

**Wallcovering Graphics:** We will install owner's provided graphic. Application will be with proper adhesives.

**Walls:** We will apply primer and two finish coats on all walls, painting colors as per drawings, as indicated on sheet A1.4.

**Ceilings:** We will apply primer and two finish coats on ceilings to owner's choice of colors per sheet A1.4. Scissor lift to be provided by others.

**Soffits:** Partial soffits to be painted, others to have owner's graphics installed as per specifications and drawings.

Walls where base-board was removed damaged and left bare drywall. We will be seal with oil primer and patched by others.

Concrete patches by others.

**All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications**

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submitted for above work and completed in a substantial workmanlike manner for the sum of \$11,968.00. The breakdown is as follows: Wallpapering Applications \$3,480 ; & Painting \$8,488. One half deposit upon acceptance of this proposal and balance due upon completion of work, or title escrow. All painting to be completed within 48 hours of start time. Start time begins once all colors and sheens are selected and location specified.

Any alteration or deviation for above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's compensation and public liability insurance on above work to be taken out by Paint America, Inc.

### TERMS AND CONDITIONS

1. Paint America, Inc. covenants and agrees with client to perform the service(s) indicated on our proposal.
2. This agreement may not be waived, altered or modified except by written agreement of the parties. No agent, employee or representative of Paint America, Inc. has any authority to bind Paint America, Inc., to any affirmation, representation or warranty and unless such is specifically included within this written agreement, it shall not be enforced. Customer's remedies to this agreement are exclusive to this agreement.
3. This Agreement contains the entire understanding of both parties and supersedes any and all oral or written communications, agreements or understandings between the parties concerning the subject matter hereof.
4. Payment Terms: Payment is due upon completion of work.
5. Default: Default is defined to include: client's failure to pay any amount after the completion of work.
6. Any balance due that is unpaid is subject to 1 1/2% weekly charge for interest due on that unpaid balance. In the event of default, client shall also pay to Paint America, Inc., all reasonable expenses incurred by Paint America, Inc. in connection with the enforcement of any of Paint America, Inc.'s remedies, including reasonable attorney's fees and court costs. Upon default, Paint America, Inc. may declare the entire sum remaining unpaid hereunder to be immediately due and payable and sue immediately for said amount. Paint America, Inc. may refuse to complete any further jobs for client under the agreement and declare this agreement terminated.

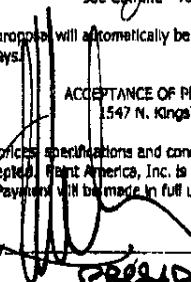
7. Warranties: There are no warranties express or implied, including any warranty or merchantability or fitness, for an intended purpose beyond those stated herein.
8. Liability: Paint America, Inc. will be held harmless and without liability for any damage to client's property which results *INDIRECTLY* from the work performed by Paint America, Inc. under this agreement.
9. Owner to note that if an Eggshell finish is chosen, there may be a chance that imperfections on the walls or ceilings may show, due to poor taping or bowed walls.
10. We will not be responsible for damaged walls when wallpaper is being removed. Once wallpaper has been removed and a damaged condition exists, Paint America, Inc. will quote as an extra charge, the additional charge for patching or skim coating walls, unless specified in detail in the scope of work indicating wall repairs after paper removal.

Respectfully Submitted   
Joe Cuffine -- Regional Sales Manager

Note: This proposal will automatically be withdrawn if not accepted within 20 days.

ACCEPTANCE OF PROPOSAL  
1547 N. Kingsbury

The above prices specifications and conditions are satisfactory and are hereby accepted. Paint America, Inc. is authorized to do the work as specified. Payment will be made in full upon completion with no set-off.

Accepted by   
Title PRESIDENT  
Date 02.04.04

Paint America, Inc. Acceptance of Contract

Accepted by \_\_\_\_\_  
Title \_\_\_\_\_