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ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN



STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Doc#: 0422950133
Eugene "Gene" Moore Fee: \$22.00
Cook County Recorder of Deeds
Date: 08/18/2004 03:08 PM Pg: 1 of 8

The claimant, BEA, Builders Experts of America, Inc., an Illinois corporation (Claimant), with an address at 1630 W. Montrose, Chicago, Illinois 60613 hereby files its original contractor's claim for mechanics lien on the Real Estate, 3967-69 S. Drexel, Chicago, Illinois (as hereinafter described) and against the interest of the following entity in the Real Estate :

La Salle Bank National Association, as trustee under trust agreement dated August 3, 2001, and known as Trust No. 127980, and the beneficiary or beneficiaries of the trust.

and any person claiming an interest in the Real Estate (as hereinafter described), including Phyllis Nash, DBA Le-Na Enterprises, 2907 S. Wabash, Chicago, Illinois, by, through, or under Owner.

Claimant states as follows:

1. On or about August 3, 2001, (and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as 3967-69 S. Drexel Boulevard, Chicago, Illinois, and legally described as follows:

LOTS 3 AND 4 IN CLEAVER'S SUBDIVISION OF LOTS 5,6,7 AND 8 (EXCEPT THE NORTH 10 FEET OF SAID LOT 8) IN C.C.P. FREER'S SUBDIVISION OF BLOCK 6 IN CLEAVERVILLE IN SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The permanent real estate tax numbers are:

- 20-02-102-006
- 20-02-102-007

2. Claimant made a contract dated February 7, 2004, with Phyllis Nash under which Claimant agreed to provide all necessary labor, material, and work to rehab the structure into 5 condominiums on the Real Estate for the original contract amount of \$657,000. A copy of the contract is attached hereto as Exhibit A. On or about July 16, 2004 a verbal agreement was entered into between the parties to increase the value of the contract to \$672,000.00

3. The Contract was entered into by Phyllis Nash, DBA Le-Na Enterprises, 2907 S. Wabash, Chicago, Illinois, as Owner's agent, and the work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized Nash to enter into the Contract. Alternatively, Owner knowingly permitted Nash to enter into the Contract for the improvement of the Real Estate.

4. On July 23, 2004, the owner, through his agent, terminated the contract and prevented plaintiff from completing his work.

5. Claimant last performed work under the Contract on July 23, 2004.

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6. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$19,010, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$19,010. plus interest.

Dated: August 14, 2004

BEA, Builders Experts of America, Inc

By 
Anatoly Zarkhin, President

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

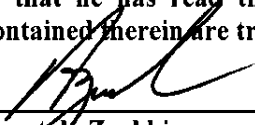
Attorney #28189
Michael A. Oppenheimer
8245 Laramie
Skokie, Illinois 60076

PIN: 20-02-102-006
PIN: 20-02-102-007

VERIFICATION

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

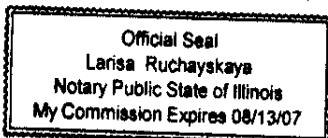
Anatoly Zarkhin, being first duly sworn on oath, states that he is president of BEA, Builders Experts of America, Inc., an Illinois Corporation, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.


Anatoly Zarkhin

Subscribed and sworn to before me
this 14th day of August, 2004.


Notary Public

My commission expires 08/13, 2007



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BEA
BUILDERS EXPERTS
OF AMERICA, INC.

PROPOSAL

Submitted to:

Date of Agreement: 1/19/04

Worksite Name & Location: 3967-68 S. Drexel Blvd, Chicago, IL

Builders Experts of America, Inc. (B.E.A, Inc.) hereby propose to furnish labor and material for the project named above according to the scope of work (Attachment A), proposed standard finishes (Attachment B) and according to blueprints dated November 1st, 2003.

Total contract: \$657,000

Items not included in the proposal:

- Appliances
- Lighting fixtures
- Site (sidewalks, fence, landscaping)

Potential contingency items and are not included in the proposed priced:

- Damaged roof decking and joists,
- Replacing metal lintels above window openings,
- Parapet walls repair.

The acceptance of this proposal shall from a legal and binding contract, please seek legal advice. This proposal expires, if not accepted, 14 days after the date written above. Prices are guaranteed if work begins no later than 90 days after signing of the proposal.

The plans and specifications of the project are hereby incorporated into this contract. Contract controls in the event there is an inconsistency between the terms of the contract and the plans and the specifications. Prices were determined based on the use of BEA, Inc. contractors and not Union contractors. Any changes in the work must be evidenced by a written agreement signed by B.E.A, Inc. and the owner. All materials are the sole property of B.E.A, Inc. until final payment is made. Licenses, permits and fees are NOT the responsibility of B.E.A, Inc. Final payments are due no later than 30 days from the date of completion or 30 days from the invoice date. Any amounts owed over 30 days are subject to 1.5 percent charge per month.

1630 W. Montrose
Chicago, IL 60613

Ph. 773. 275. 0885
Fax. 773. 275. 0575

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Terms of payment as follows:

Chicago Title Company

Proposal accepted and contract formed. The undersigned agrees to pay B.E.A., Inc. the payments as stated above.

Authorized
Signature [Signature]
Date 02-07-04

Contract Acceptance
Signature [Signature]
Date 02/07/04

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Attachment A

Project: 3967-68 S. Drexel Blvd.
Units: 5

Scope of work

1. HVAC scope of work will be reviewed with the owner
2. Plumbing scope of work will be reviewed with the owner
3. Electrical scope of work will be reviewed with the owner
4. Roof – Tear off existing roof. Provide modified bitumen roof membrane, heat fused. Apply reflective aluminum coating to roof surface and flashings.
5. Porch – Per blue prints.
6. Tuckpointing
7. Demolition and disposal (incl. dumpsters and boiler removal)
8. Concrete work
9. Structural steel
10. Rough carpentry
11. Windows
 - o Double hung on the sides and the back
 - o Front elevation according to landmark requirements
12. Insulation
13. Fireplaces – Ventless Fireplace with Gas logs. Natural Stone Surround 12 x 12 around the fireplace and one row on the floor, 2 ¼ quarter trim.
14. Drywall 5/8 inch
15. Doors, trim, hardware, closets
 - o Interior Doors – Burch solid core flush doors with chrome hinges and chrome lever style hardware
 - o Back Doors – Metal back door (half moon)
 - o Closet Doors – Same as Interior Door described above (no bi-fold)
 - o Door casing 2 1/4 inches
 - o Base 3 1/4 inches, base shoe ¾ inch
 - o Closets – Master bedrooms double rod and shelf, 2nd bedroom single rod and shelf, Entry closet single rod and shelf, Linen closet four shelves, all shelves white laminate.
16. Hardwood floor – Living room, dining room, corridor, kitchen (Oak 2 ¼ width)
17. Tile – Bathrooms (Described in Attachment B)
18. Carpet – Bedrooms (Rush Street, Yuma)
19. Vinyl – Utility Room
20. Kitchen cabinets and countertop (Described in Attachment B)
21. Paint
 - o All ceilings – flat white
 - o All trim – white semi gloss

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- All doors – natural or white semi gloss
 - Baths and Kitchens – semi gloss
 - Living room, dining, bedrooms, entry & halls – flat 2 colors per unit
 - All colors to be of light tint and require 1 coat of paint after primer
22. Hallway (entry, drywall, carpet, paint, mailbox)

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UNOFFICIAL COPY**Attachment B****Project: 3967-68 S. Drexel Blvd****Units: 5****PROPOSED STANDARD FINISHES****Kitchen**

Appliances: BEA, Inc. coordinate (owner to provide)
 Cabinets: Hartford, Princeton, Concord and Rohe Maple; Concord and Savannah White
 Countertop: Granite 1 1/4" and 4 inch backsplash
 Sink: Undermount stainless double bowl
 Faucet: Moen single handle chrome-1 touch
 Disposal: 1/2 HP
 Flooring: Hardwood
 Knobs: Up to \$3 credit buyer can choose from BEA, Inc. showroom or elsewhere

Granite Kitchen Countertops (Standard)

Black Impala, Uba Tuba, Baltic Browne, Dakota Mahogany, Giallo Antico, Verde Butterfly, Peacock Green, Giallo Vereziano, St. Cecelia, Savannah Gold

Master Bath

Cabinets: Hartford, Princeton, Concord, Rohe Maple, Concord, Savannah White
 Vanity Top: 3/4 Marble
 Lavatory bowl: Overmounted
 Faucet: Moen 4"
 Mirror /Medicine cabinet: Custom Flush Mirror
 Hardware: Towel Bar & Toilet paper holder
 Toilet & Seat: Mansfield white elongated
 Whirlpool: 5 feet whirlpool tub
 Shower Base: 36 x 36 Square
 Tub faucet (No Shower): Moen chrome
 Shower Door: Framed 1/4 clear or snowy glass, chrome trim
 Flooring: Natural Stone
 Shower tile: 6/8 Ceramic white wall tiles
 Whirlpool Tub tile: One row natural stone marble

Master Bathroom floors, Natural Stone and Granite (Standard)

Black Impala, Uba Tuba, St. Cecelia, Jerusalem Gold, Cream Marfil, Bottucino Italian White, Breacia Onyxia, Mocha Cream, Mexican X cut, Durango, Gascogne Biege

FROM :

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2nd Bath

Vanity:	Hartford, Prenceton, Concord, Rohe Maple, Concord, Savannah White
Vanity Top/Lavatory:	Cultured Marble
Faucet:	Moen 4" chrome finish
Mirror /Medicine cabinet:	Custom flush mirror
Hardware:	Towel bar & paper holder
Toilet & Seat:	Mansfield (elongated) white
Bathtub:	5 feet regular tub
Shower/Tub faucet:	Tub and shower Moen chrome finish
Bathtub tile surround:	6/8 Ceramic white wall tile
Flooring & Grout:	12 x 12 Ceramic tile

Lighting BEA, Inc. coordinate (owner/buyer provided)

Notes

- Security of the project to be discussed.
- List of upgrades available in the BEA, Inc. showroom and will be presented within two weeks after signing of the contract.

Initials A.Z. P.N.