

# UNOFFICIAL COPY



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Doc#: 0513944004  
Eugene "Gene" Moore Fee: \$34.50  
Cook County Recorder of Deeds  
Date: 05/19/2005 10:53 AM Pg: 1 of 6

## NOTICE AND CLAIM FOR MECHANICS' LIEN

The claimant **HIGHLAND HOME IMPROVEMENT, INC.**, of 6672 N. Northwest Highway, Chicago, County of Cook, State of Illinois, hereby files a claim for lien against **ANNIE RODGERS**, (hereinafter referred to as ("owner")), **1652 W. 105th. PLACE**, Chicago, County of Cook, State of Illinois and states:

That on September 30, 2004 the owner owned the following described land in the County of Cook, State of Illinois, to wit:

LOT 30 IN MARVIN'S RE-SUBDIVISION OF LOT 35 TO 78 INCLUSIVE (EXCEPT LOTS 56 AND 57) IN THE RE-SUBDIVISION OF LOT 8 TO 14, INCLUSIVE IN BLOCK 5 IN BLUE ISLAND LAND AND BUILDING COMPANY'S SUBDIVISION KNOWN AS WASHINGTON HEIGHTS IN THE EAST OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: #25-18-209-012

COMMONLY KNOWN AS: 1652 WEST 105th. PLACE, CHICAGO, IL 60643

Highland Home Improvement, Inc., was the owners contractor thereof and on September 30, 2004, said contractor made a contract with owner in the amount of \$122,000.00, to perform various remodeling projects related thereto.

That owner terminated the contract before work began and contractor is therefore entitled to the sum of \$12,200.00, as liquidated damages, for which, with interest, the contractor claims a lien on said land and improvements and on the moneys or other consideration due or to become due from the owner under said contract.

HIGHLAND HOME IMPROVEMENT, INC.

By: Thomas Klein

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The affiant, Thomas Klein, being first duly sworn, on oath deposes and says that he is the President of the claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that all statements are true.

Subscribed and sworn to before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Robert Batalan  
Notary Public



**DONE AT CUSTOMER'S REQUEST**



SALES CONTRACT

UNOFFICIAL COPY



Rodgers  
Ha04241

Date Sept 30 20 04  
Buyer (s) ANNIE RODGERS  
Residence 1652 W. 105<sup>th</sup> PLACE  
City/State CHICAGO IL 60643  
Phone 773-429-0730

**Highland Home Improvement, Inc.**  
4962 N. Milwaukee Ave. • Chicago, Illinois 60630  
(773) 283-5700 • Fax (773) 283-5865  
Home Repair License Limited Business License  
#47651 #47650

hereinafter called "Buyer or Buyers", do hereby agree and contract with **Highland Home Improvement, Inc.**, hereinafter called "Seller", as follows: The Seller agrees to furnish all materials and labor necessary to perform modernization or repair work on premises located at SAME AS ABOVE

according to the following specifications: PART II OF II -

WORK TO BE DONE IN SPRING OF 05 - AT QUOTED PRICE

INTERIOR WORK FROM SHELL OF ADDITION IN FALL OF 04

- ① INSTALL DR - STAIRCASE - PER PLANS + LANDING
- ② INSTALL HVAC 85+ HEIL HEATING AND A/C UNIT
- ③ INSTALL 2 GAS LINES
- ④ INSTALL DELUX BATHROOM AND NEW PLUMBING PER PLANS
- ⑤ INSTALL NEW FLOORING PER PLANS
- ⑥ INSTALL ALL NECESSARY WIRING AND ELECTRICAL OUTLETS PER CODE
- ⑦ FINISH OUT ADDITION COMPLETELY WITH DRYWALL, TAPE, SPACK, SANDING AND PRIMER
- ⑧ INSTALL NEW CEDAR SIDING

\* PLANS CALL FOR DELUX BATHROOM CUSTOMER TO APPROVE ALL TILE, VANITY, BATHING (JACUZZI STYLE) ETC ..

\* CONTRACT ONLY BINDING UPON FINANCING APPROVAL \*  
ALL DEBRIS TO BE HAULED AWAY  
PERMITS INCLUDED IN PRICE

WORK AT QUOTED PRICE MUST BE DONE BY AUG, OR '05  
OR MAY NEED TO BE RE PRICED ACCORDING TO MATERIAL  
AND LABOR INFLATION

PAYMENT SCHEDULE TO BE WORKED OUT WITH NEIGHBORHOOD LENDING  
OR OTHER LENDER

Buyer agrees to pay the sum of \$ 102,000 (Price).  
Buyer agrees to pay the aforementioned cash price as follows:

On date of contract .....	\$ _____
On delivery of materials .....	\$ _____
On completion .....	\$ _____

This contract is contingent upon Buyer(s) using his or her best efforts in obtaining financing of the aforementioned cash price. Buyer further agrees to allow **Highland Home Improvement, Inc.** to obtain financing approval for Buyer.

**THIS CONTRACT IS SUBJECT TO TERMS ON THE REVERSE SIDE, WHICH ARE PART OF THIS CONTRACT. CUSTOMER HAS THE RIGHT TO CANCEL THIS CONTRACT, WHICH CANCELLATION MUST BE IN WRITING TO THE SELLER AND POSTMARKED WITHIN THREE (3) WORKING DAYS. SEE ATTACHED NOTICE OF CANCELLATION.**

NOTICE TO BUYER: 1. Do not sign this agreement before you read it or if it contains any blank spaces. 2. You are entitled to an exact copy of the agreement you sign.

Buyer acknowledges receipt of two fully completed copies of this contract executed by both Seller and Buyer. Co-signer. if any acknowledges receipt of completed copies of this contract and an explanation of co-signer obligation form. Buyer acknowledges that this contract is not binding upon Seller until approved in writing by an authorized officer of Seller.

Dated Sept 30 20 04

**Highland Home Improvement, Inc.**

By Michael Maly

SALES CONTRACT

Buyer Annie Rodgers

Buyer \_\_\_\_\_

SALES CONTRACT

UNOFFICIAL COPY

Rodgers



Ha04340

Date SEPT 30 20 04
Buyer (s) ANNIE RODGERS
Residence 1652 W. 105th place
City/State CHICAGO IL 60643
Phone 773-429-0730

Highland Home Improvement, Inc.
4962 N. Milwaukee Ave. • Chicago, Illinois 60630
(773) 283-5700 • Fax (773) 283-5865
Home Repair License #47651 Limited Business License #47650

hereinafter called "Buyer or Buyers", do hereby agree and contract with Highland Home Improvement, Inc., hereinafter called "Seller", as follows: The Seller agrees to furnish all materials and labor necessary to perform modernization or repair work on premises located at (SAME AS ABOVE)

according to the following specifications:

- PART I TO BE DONE IN FALL (PART II TO BE DONE IN SPRING)
ROOM ADDITION PER EXISTING PLANS IN OWNERS POSSESSION
1 ROOM ADDITION IN ATTIC SHELL ONLY PER PLANS + NEW ROOF FRAMING
2 NEW INSTALL NEW ROOF WITH VIBRAX CORNING OR TIMBERLINE SHINGLES
3 INSTALL NEW FLASHINGS PER PLANS
4 INSTALL 8 NEW WINDOWS - PER PLANS - CUSTOMER APPROVAL (NICE WINDOWS)
5 INSTALL VENTS FOR HEATING AND AIR (CENTRAL AIR AND HEAT TO BE ADDED IN SPRING)
SHELL OF ROOM ADDITION WILL BE APPROX 630 SQ FT
6 INSTALL NEW GUTTERS AND DOWNSPOUTS
THIS JOB IS PENDING FINANCING APPROVAL - FINANCING HAS BEEN VERBALLY APPROVED - WE ARE ALSO EFFORTING FINANCING
\* CONTRACT ONLY BINDING UPON FINANCING APPROVAL \*
ALL WORK TO BE DONE CONTINUOUS BASIS - WEATHER PERMITTING
CUSTOMER TO APPROVE WINDOWS BEING INSTALLED AND SHINGLES
ALL DEBRIS TO BE Hauled AWAY
PERMITS INCLUDED IN PRICE
PAYMENT SCHEDULE TO BE WORKED OUT WITH NEIGHBORHOOD LENDING OR OTHER LENDER

Buyer agrees to pay the sum of \$ 40,000 (Price).
Buyer agrees to pay the aforementioned cash price as follows:

Table with 2 columns: Payment description and Amount. Rows include 'On date of contract', 'On delivery of materials', and 'On completion'.

This contract is contingent upon Buyer(s) using his or her best efforts in obtaining financing of the aforementioned cash price. Buyer further agrees to allow Highland Home Improvement, Inc. to obtain financing approval for Buyer.

THIS CONTRACT IS SUBJECT TO TERMS ON THE REVERSE SIDE, WHICH ARE PART OF THIS CONTRACT. CUSTOMER HAS THE RIGHT TO CANCEL THIS CONTRACT, WHICH CANCELLATION MUST BE IN WRITING TO THE SELLER AND POSTMARKED WITHIN THREE (3) WORKING DAYS. SEE ATTACHED NOTICE OF CANCELLATION.

NOTICE TO BUYER: 1. Do not sign this agreement before you read it or if it contains any blank spaces. 2. You are entitled to an exact copy of the agreement you sign.

Buyer acknowledges receipt of two fully completed copies of this contract executed by both Seller and Buyer. Co-signer, if any acknowledges receipt of completed copies of this contract and an explanation of co-signer obligation form. Buyer acknowledge that this contract is not binding upon Seller until approved in writing by an authorized officer of Seller.

Dated SEPT 30 20 04

Highland Home Improvement, Inc.

By [Signature]

SALES CONTRACT

Buyer [Signature]

Buyer \_\_\_\_\_

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162 West Hubbard Street

Chicago, Illinois 60610

Telephone: 312 527 4700

Fax: 312 527 0700

Order #: 2005131-0220  
Placed: 05/11/2005

Prepared for: Highland Home Improvement  
Attn: Leanne

Reference: Rogers  
H204340

### Ownership Report

Property: 1652 West 105th Place, Chicago, Illinois 60643 County: Cook Census Tract #: 7207

Legal Description: Lot 30 in Marvin's Re-Subdivision of Lot 35 to 78 inclusive (except Lots 56 and 57) in the Re-Subdivision of Lot 8 to 14, inclusive in Block 5 in Blue Island Land and Building Company's Subdivision known as Washington Heights in the East of the Northeast 1/4 of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number(s): 25-18-209-012

Owner(s) of Record: E. Ann Rogers, divorced and not since remarried

### Property Search

Document Number	Grantor	Grantee	Inst	Dated	Recorded	Remarks
0020346057	Leroy Craighead, Sr. and Barbara Craighead	E. Ann Rogers, divorced and not since remarried	Judge's Deed	2-22-02	3-27-02	

Covering Records through  
3-22-05

The above information was compiled from public records. It is expressly understood that this is not a Title Insurance policy and should not be relied upon as such.  
SR

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NO. 725

P. 1/1

**TIGER FINANCIAL SERVICES, INC.**

2064 S. RIVER ROAD, SUITE 2-SOUTH

DEB PLAINES, IL 60018

TEL: (847) 257-5363 \*\*\*FAX: (847) 257-4777

AN ILLINOIS RESIDENTIAL MORTGAGE LICENSIER

November 17, 2004

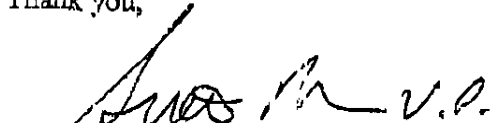
To: Highland Home Improvement

Re: ANN ROGERS

Subject applicant has been preapproved for a mortgage loan for the property at 1652 W. 105TH PLACE CHICAGO IL 60643 This approval is subject to final verification of borrower's income, clear title, satisfactory appraisal, asset requirements and any other conditions that the lender may require before final approval to close is given.

Please feel free to contact me if you need any additional information.

Thank you,



TIGER FINANCIAL SERVICES, INC.

cc: ANN ROGERS

ATTORNEYS

Property of Cook County Clerk's Office