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MECHANIC'S LIEN:

CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF COOK }

Doc#: 0633322101 Fee: \$21.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/29/2006 12:26 PM Pg: 1 of 7

VIRTUS - FIDUS - PROBO Corp.

CLAIMANT

-VS-

Jonathan Y. Moss
Jonathan Y. Moss II married to Ann Moss
Mid America Bank

DEFENDANT (S)

The claimant, **VIRTUS - FIDUS - PROBO Corp.** Of Winfield , IL 60190,County of Dupage, hereby files a claim for lien against **Jonathan Y. Moss, Jonathan Y. Moss II**, 2130 W. Armitage Chicago, IL 60647 { hereinafter referred to as "owners"} and **Mid America Bank, Downers Grove ,IL 60515** {hereinafter referred to as "lender(s) and states:

That on or about **06/09/2005**, the owners owned the following described land in the County of Cook, state of Illinois to wit:

Street Address: **2130 W. Armitage ave. Chicago, IL 60647**

A/K/A : **Lot 42 in block 10 in Sherman's Addition onto Holstein being a Subdivision of the South ½ of the East ½ of the Northwest 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian in the County of Cook in state of Illinois.**

A/K/A: **Permanent Index Number (PIN): 14-31-138-023-0000**

That on or about 06/09/2005 Claimant **VIRTUS- FIDUS- PROBO Corp.** Made a contract with Owner (Jonathan Y. Moss) to provide labor and material for and said building improvement, (see attached copy of contract and copy of final invoice) and that on or about 10/29/2006 the claimant completed thereunder all that was required to be done by said contract.

X
ok
sm

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The following amounts are due on said contract:

Contract	\$239,315.00
Extras	\$ 40,829.00
Change Order	\$ 29,640.00
Credits	\$ 10,956.80
Received payments	\$ 263,775.00

Total Balance Due\$ 35,052.20

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of Thirty Five Thousand Fifty Two and 20/100ths Dollars (\$35,052.20) for which, the Claimant claims lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the owner under said contract.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any in order to induce payment not received are hereby revoked. Acceptance of payment by claimant of part, but not all , of the amount claimed due hereunder shall not operate to invalidate this notice.

VIRTUS -FIDUS- PROBO Corp.

BY: [Signature]
President

Prepared By:
VIRTUS -FIDUS- PROBO Corp.
0s429 Winfield Rd.
Winfield, IL 60190

VERIFICATION

State of Illinois
County of DuPage

The affiant, Marek Kutek , being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

[Signature]
President

Subscribed and sworn to
before me this November 29, 2006.

[Signature]
Notary Public Signature



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Virtus-Plus-ProLo

Excellence

Trust

Prove

Corp.

Winfield, IL 60190

Tel. Cell-Work# 630/965-4569 – Home # 630/653-7002

Fax. 630/871-0950

Proposal**To: Jon Moss Residence 2130 W. Armitage, Chicago 773/495-4994****From: VFP Corp. (mark)****Date: 05/30/05****Subject: Third floor addition w/second floor renovation****Demolition (roof, demo second floor to bare studs, back porch)**

Material/equipment	\$ 3,440.00	2760
Labor	\$ 5,320.00	

Framing (exterior walls metal studs, wood - interior walls, 12" new floor trusses)

Material	\$ 15,350.00	32830
Labor	\$ 17,480.00	

Rear 3 stories deck

Material	\$ 8,770.00	22020
Labor	\$ 13,350.00	

Interior Oak stairs (approximately 27 steps w/ railing & balusters)

Material	\$ 3,640.00	6620
Labor	\$ 2,980.00	

Roofing(30 yr -black), gutters(connect to existing), fascia, soffit (white, siding

Material	\$ 4,980.00	22540
Labor	\$ 10,740.00	15720

Windows (2nd & 3rd floor + skylights)

Material	\$ 5,975.00 (match existing)	
Labor	\$ 1,950.00	

Electric work (new 300 apms service, w/3 meter boxes , 3x panels, new system fro second & third floor 140x outlets)

Material	\$ 4,600.00	
Labor	\$ 9,800.00	17400
Allowance for el. Fixtures	\$ 3,000.00	

FRAME
5/24/05

UNOFFICIAL COPY**Plumbing work (for second and third story only)**

Material	\$ 3,850.00	14 810
Labor	\$ 5,960.00	
New water service	\$ 5,800.00 (optional not included)	
Allowances for plumb. fixtures	\$ 5,000.00 (must include 40gal Water heater)	

HVAC (first floor add cooling unit, new unit for 2nd floor no piping, new service for third floor, cooling units will be placed on rear deck surrounded w/fence)

Material	\$ 7,520.00	15 380
Labor	\$ 7,860.00	

Insulation

Material	\$ 2,140.00	3090
Labor	\$ 950.00	

Drywall work (5/8" exterior walls & ceiling, 1/2" interior walls)

Material	\$ 3,640.00	10 620
Labor	\$ 6,980.00	

Hardwood floors (2-1/4" oak, second & third floor only)

Material (oak)	\$ 7,810.00	15 750
Labor	\$ 7,940.00	

Doors (6-panel pine w/ hardware)

Material (13x interior, 1x patio door, 1x rear exterior door	\$ 3,240.00	
Labor	\$ 1,650.00	8890
2x Main entry door allowance	\$ 4,000.00	

Paint (walls-two colors per room w/ Benjamin More paints, casings, baseboards)

Material	\$ 1,400.00	8 370
Labor for all rooms	\$ 3,870.00	
Labor for all trims, doors & windows	\$ 3,100.00 (doors, trims - to be white)	

Trim work (3 1/2" casing, 4 1/2" baseboards)

Material	\$ 2,450.00	4 050
Labor	\$ 1,600.00	

Tile work(bathrooms & laundry - ceramic tiles,)

Material(base materials only)	\$ 800.00	3 000
Labor to install ceramic tiles	\$ 1,200.00 (If marble, granite or stone add \$7.00 per sq foot)	
Tile allowance	\$ 1,000.00	

Kitchen cabinets

Material (base material only)	\$ 500.00	17 500
Labor to install cabinets and appliances	\$ 2,000.00	
Allowance for cabinets, appliances, granite counter tops	\$ 15,000.00	

Total for material, labor & allowances	\$ 212,835.00
Double frame garage w/fill & concrete slab	\$ 16,480.00
General Conditions	\$ 1,000.00
Builders fee 4%	\$ 9,000.00

Total **Approximately \$ 239,315.00**

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Approximately for your Project : Two hundred thirty nine thousand and three hundred fifteen dollars.

(\$ 239,315.00) All allowances will either increase or decrease the final bill.

Any additional charges for unexpected or hidden circumstances will be \$25.00per hour for one worker and actual cost of materials. All prices are set as average for good quality of workmanship so the actual price may vary depending on your choice.

Duration for this project is never 100% set, (allow approximately 3 days for concrete to set) as experienced it may be approximately 4 months(16 weeks) regards many factors as weather, permits, inspections, unexpected circumstances, etc.(every week beyond 20th week the owner shall collect \$250.00 per additional week of delay) Start date may be set by the Owner. Please be advised that speed of this project is in my best interest. Contractor will maintain safety and clean up on daily basic.

Payment schedule will be follow : one week prior to start down payment of \$40,000.00 and estimated \$30,000.00 / month or progressive /proportional payments regards to ratio of the work until we reach agreed contract sum . Final payment will be paid no later than one week after successful final inspection. All payments will be accompanied with a sworn contractors statement and appropriate waivers of lien. Every extra day of waiting for final payment will add 5% from unpaid balance.

I make this bid with best knowledge of this project and genuine interest. Extended 3 year Basic warranties will be applied plus tile work for 4 years, hard wood floors will be refinish with 30% discount few years later.

P.S. Discount \$4,000.00 if we close deal before 06/10/2005

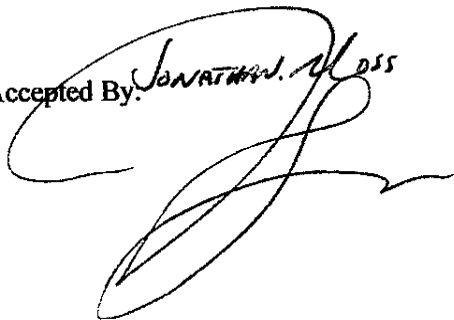
P.P.S. After acceptance contractor must receive \$5,000.00 for initial fees and with in next 7 days Owner will be provided with all licences & insurance

Sincerely Mark Kutek



12/14/05

Accepted By:



Date:

6/9/2005

Deputy Clerk's Office

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Virtus-Fidus-Probo

Excellence Trust Prove

Corp.

Winfield, IL 60190

Tel. Cell-Work# 630/965-4569 -- Home # 630/653-7002

Fax. 630/871-0950

Final Invoice

To: Tom Moss Residence 2130 W. Armitage, Chicago 773/495-4994**From: VFP Corp. (mark)****Date: 10/29/06****Subject: Final Invoice**

Here are the prices(labor material) for work sign contract from (06-09-2005).

Extras

Extra demo (2 nd floor only, vestibule) new layout (received on 01-19-06)	\$ 1,340.00
Removal of masonry knee wall	\$ 800.00
Extra framing with new 3/4" sub-floor (2 nd floor only)	\$ 1,360.00
Extra framing (mail box, framing changes,)	\$ 750.00
Gutters drainage	\$ 1,840.00
Extra el. work (vestibule, Basement alternation, 3-floor kitchen	\$ 1,920.00
El. Fixtures Allowance CREDIT	\$ 1,762.80
Extra gas work (divide gas lines for 2-3 floor)	\$ 740.00
Extra plumbing (2 nd floor laundry,3-floor kitchen)	\$ 1,570.00
Plumbing Allowances Credit	\$ 2,694.00
HVAC	\$ 1,130.00
ADT security	\$ 1,249.00
Low voltage (intercom wires labor)	\$ 280.00
Hardwood 3-1/4" no charge	\$ 0.00
Extra exterior door	\$ 280.00
Extra sliding door (labor and base material)	\$ 380.00
Main door allowance Credit	\$ 2,500.00
Extra tile material allowance exceed	\$ 1,180.00
Tile labor only	\$ 1,120.00
Kitchen allowance exceed	\$ 1,920.00
New opening into basement	\$ 1,380.00
Cover wood beam found in masonry wall	\$ 380.00
New water service paid up to date	\$8,500.00
Reimbursement (range, hood etc, Check # 1373 06/14/06)	\$ 3,500.00

Total \$24,662.20

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Total amount from contract dated 06/09/2005	\$ 239,315.00
Discount	\$ 4,000.00
First down payment	\$ 5,000.00
Total after discount and first payment	\$ 230,315.00
Change order	\$ 29,640.00
Extras	\$ 24,662.20
Kitchen work 2 nd floor w/ material	\$ 2,580.00
Granite for 2 nd floor kitchen	\$ 3,970.00
Reconnect el. panel per request	\$ 1,380.00
Install new doors for 2 nd , 3 rd floor	\$ 1,280.00
Grand Total for whole job	\$293,827.20
Paid by bank up to last draw	\$258,775.00
Balance due \$ 35,052.20	

Accepted by:

Date:

Property of Cook County Clerk's Office