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TO:



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Cook County Recorder of Deeds
Date: 02/21/2007 11:50 AM Pg: 1 of 4

Martin S. Hall
Regas, Frezados & Dallas LLP
111 W. Washington Street
Suite 1525
Chicago, IL 60602
(312) 236-4400

FOR RECORDER'S USE ONLY

MECHANIC'S LIEN: NOTICE AND CLAIM

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned claimant, Pedro Orduno ("Claimant"), with an address at 4320 N. Monticello, Chicago, Illinois 60618, hereby notifies you and files a notice and claim for lien against Minta Development Corporation ("Owner"), with an office address of 2251 S. Michigan, Suite 210, Chicago, Illinois 60616, and states as follows:

1. On or about June 30, 2006, and subsequently, Owner owned the following described real estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as 7155 South Sangamon, Chicago, Illinois 60621, and legally described as follows (hereinafter referred to as "Real Estate"):

Lot 463 and the North 5 feet, 9 inches of Lot 464 in Downing and Philip's Normal Park Addition, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 25, Township 38 North, Range 14, East of the Third Principal Meridian (except the South 149 feet thereof), in Cook County, Illinois.

Parcel Identification No.: 20-29-205-027-0000
Address of Real Estate: 7155 South Sangamon, Chicago, Illinois 60621

and Claimant was the Owner's contractor for the improvement of the Real Estate.

2. On or about April 10, 2006 Claimant made a written contract ("Contract"), with the Owner, under which Claimant agreed to provide all necessary labor and work to remodel the Real Estate for the original contract amount of Seventy-Five Thousand and no/100 Dollars (\$75,000.00). A copy of the Contract is attached hereto as Exhibit A.

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3. Owner knowingly permitted Claimant to enter into the Contract for the improvement of the Real Estate.

4. Claimant completed all required work to be done under the Contract and last performed work under the Contract on November 8, 2006, to the value of Seventy-Five Thousand and no/100 Dollars (\$75,000.00).

5. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of Fifteen Thousand and no/100 Dollars (\$15,000.00), which principal amount bears interest at the statutory rate. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of Fifteen Thousand and no/100 Dollars (\$15,000.00) plus attorneys' fees in the sum of \$500.00, recording fees and costs and interest, at the statutory rate of nine percent (9%) per annum.

DATED: February 21, 2007

PEDRO ORDUNO
PEDRO ORDUNO

VERIFICATION

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

Pedro Orduno, being first duly sworn on oath, states that he is the Claimant, that he is authorized to sign this Verification to the foregoing Mechanic's Lien: Notice and Claim, that he has read the Mechanic's Lien: Notice and Claim, and that the statements contained therein are true.

PEDRO ORDUNO
PEDRO ORDUNO

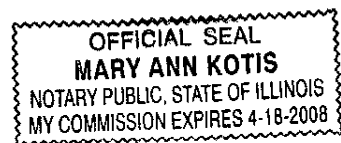
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

The foregoing instrument was acknowledged before me this 21st day of February, 2007, by Pedro Orduno.

Mary Ann Kotis
Notary Public

My Commission Expires: 4/8/08



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EXHIBIT A

PEDRO ORDUNO
4329 N. MONTICELLO
CHICAGO, IL 60618
Tel # 773-457-7740

Proposal submitted to:
 Minta Development Corporation

Work to be performed at:
 7155 S. Sangamon
 Chicago, IL 60621
 Date: April 10, 2006

We propose to furnish both labor and material for:

Gut

Gut basement. Remove nails.

Siding

Install light coffee brown vinyl siding

Drywall

Laminate walls on 1st and 2nd unit with 3/8-inch drywall
 Install R-11 insulation on all interior outside walls in basement.

Install, tape and sand. (Includes furnace area in basement).

Prime walls, paint walls & ceiling with 2-tone colors - white trims and ceilings, doors shell white walls.

Flooring/Tile

Durarock floors in Kitchen and bathroom. 12 X 12 ceramic tile in kitchen/bath.

Ceramic tiles in foyer.

Wall ceramic tiles in bathroom

Porch

Repair rear porch

Replace front exterior stairway

Heating

Provide and install (3) 75,000 BTU furnaces. Each furnace will be installed in individual units
 New ducts for furnace will be supported by wood frame.

All ducts must be insulated

Provide and install thermostat on 1st, 2nd & 3rd Unit.

Return lines will be installed in all appropriate parts of apartment per Chicago housing code.

Electrical

Provide and install new 240/120 Volts electric service. Service must include weather head, service conduit, required supports, wires and 4-gang meter banks

Disconnect, replace and redirect existing electrical panels located in utility room on ground floor.

Provide required temporary lighting and receptacles.

Receptacle boxes must run 1/2 inch from stud in order to run flush with 1/2 inch drywall. Also receptacle boxes must be > than 12 inches from ground and 10 inches from countertops or sinks.

Install doorbells

Run wires for smoke and carbon monoxide detectors

Run telephone lines

Install motion lights in rear

Replace all BX wire in basement unit with conduit pipes per code

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Install TV cable with TV jack mounting cabinets.

Install 3 vent hoods in kitchen

Provide and install complete interior electrical raceway systems. Systems must include all required raceways, junction boxes, wiring grounded duplex receptacles as required per code, light switches, ground fault circuit interrupters in all wet areas – Kitchen, bath and laundry room and required cover plates.

Owner will supply all required light fixtures, smoke and carbon monoxide detectors. Contractor will install these devices

Plumbing

Provide and install all new copper supply lines. Also, provide and supply PVC drainpipes. (Note: all pipes will be inserted through holes drilled in 2X4)

Supply lines in basement must be 1" and risers must be ¾"

Replace sanitary stacks where necessary.

Replace roof top vent and flash around vent properly

Install 4 gas lines for both stoves and furnaces

Replace main shutoff valve if necessary. Shutoff valves must be used for every fixture: hot water tank, toilets, face bowl, bathroom/shower units and kitchen sink

Windows

Replace and install white double hung windows on all floors.

Cap and caulk windows

Rough Carpentry

Replace all rotten or damaged 2X4 studs

Create new window openings and close off window openings per architectural drawings

Place plywood where floor is uneven

Open up bedrooms and bathrooms per architectural drawings

Roofing

Install gutters and downspouts

Install appropriate number of silver vents

Soffit & Fascia around roof

Miscellaneous

Install medicine cabinets/toilet paper holders/towel holders

Paint front and rear doors

Replace all interior and exterior doors

Repair Garage

The total sum of this contract is **Seventy Five Thousand and No/100 Dollars (\$75,000.00)**. The sum of **Thirty Thousand and No/100 (\$30,000.00)** is the down payment. **Thirty Thousand and No/100 Dollars (\$30,000.00)** is due after rough electrical, carpentry and plumbing are in place; windows are installed. Balance is due at the completion of work. If the above is not completed within 60 days, **Minta Development, Corp.**, will assess a penalty of 10% of the contract price or will terminate the job and will pay what is deemed to be reasonable compensation for work performed at that point. **PEDRO ORDUNO warrants job for (2) year. PROPERTY MUST BE BROOM SWEEP AT ALL TIMES.**

Proposed by

Pedro Orduno

Date

4/10/16

Accepted

[Signature]