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ORIGINAL CONTRACTORS CLAIM FOR LIEN



Doc#: 1032246033 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/18/2010 03:32 PM Pg: 1 of 6

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Alex Prieto d/b/a)
Midwest Construction Company)
Claimant,)
v.)
)

Archie Jones, Sherry Wilson, MERS the)
nominee of Wintrust Mortgage Corp.,)
Wintrust Mortgage, Corp., Lender)
Bank of America Lender)

The Claimant, Alex Prieto d/b/a Midwest Construction Company located at 5600 W. 26th Street, Cicero, Illinois 60804, County of Cook, hereby files its original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest of Archie Jones (owner), Sherry Wilson, (his wife) of 1416 S. Cuyler Ave., Berwyn, IL. 60402 and MERS the nominee of Wintrust Mortgage Corp., Wintrust Mortgage Corp., (Lender) and Bank of America (Lender) states as follows:

1. That on or about March 25, 2010, Archie Jones owned the following described land in the County of Cook, State of Illinois, to wit:

LOT 8 IN BLOCK 4 IN W.F. KAISER AND COMPANY'S ARCADIA PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 1416 S. Cuyler, Berwyn, Illinois 60402
Permanent Tax Index No. 16-20-115-028-0000

2. That on the 25th day of March 2010 the Claimant made a contract with said owner (1), Archie Jones to provide remodeling and repairs to the basement, foundation, front porch, drywall in bathroom and laundry room, garage service door, patch holes in house and basement, remove paneling, initial drywall, replace 20-25 bricks, install new electric outlets and switches, install (2) new interior doors, repair broken windows and screens. Install new roof flashing and (4) roof sections, tuck point chimney and south said of house, scrape and paint all defective paint areas including garage, replace missing shingles on garage, (2) downspouts and new channels. New sink installed, CO 2 detectors on three levels including smoke detectors, install new basement window, install drop ceiling with light in basement. Total contract price \$14,720.00.

See attached Exhibits 1 and 2. All work was substantially completed on July 19, 2010 as required by contract.

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3. That the claimant did extra and additional work on, and delivered extra and addition materials at said premises of the value of \$2,125.00 at the special instance and request of said Archer Jones as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibits 3 and 4 and completed same on July 19, 2010.

4. The following amounts are due on said contract:

Original Contract Amount	\$14,720.00
Extra Work Orders	\$ 2,125.00
Total contract price and extra work orders	\$16,845.00
Credits for Payments Made	\$ (7,360.00)
Total balance due	\$ 9,485.00

leaving due unpaid and owing to the Claimant after allowing all just credits, the sum of Nine Thousand Four Hundred Eight Five Dollars (\$9,485.00), for which, with interest the Claimant claims a lien on said land and improvements.

5. 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 apart, but not all, of the amount claimed due hereunder should not operate to invalidate this notice.

IN WITNESS whereof the undersigned is signing this document on November 5, 2010.

Alex Prieto d/b/a Midwest Construction Company

By: *Alex Prieto*
ALEX PRIETO

State of Illinois)
)SS
County of Cook)

The affiant, ALEX PRIETO the owner of Midwest Construction Company, states that he has read the above and foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true and correct.

Alex Prieto
ALEX PRIETO

Subscribed and Sworn to before me
this 5th day of NOVEMBER, 2010

Stella Palladino
Notary Public



DOCUMENT PREPARED BY AND RETURN TO:

John D. Koziel
Attorney at Law
6413 W. 63rd Street
Chicago, Illinois 60638
(773) 788-1930
(773) 788-1932 (facsimile)

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Transmission Log

1901PR

Thursday, 2010-03-18 01:25

Date	Time	Type	Job #	Length	Speed	Station Name/Number	Pgs	Status
2010-03-18	01:24	SCAN	00650	0:42	14400		2	OK -- V.17 AM31

General Contract

Licensed • Insured • Bonded

Midwest Construction Company Serving Chicago
 5507 W. 26th Street, Cicero, IL 60804 and the Suburbs
 Office: (708) 937-8400
 Fax: (708) 484-5085

Submitted To: Archie Jones	Date: March 12, 2010
Street: 1416 Cuyler Ave.	Job name: 1416 Cuyler Avenue
City, State & Zip code: Berwyn, IL 60402	Job location: Berwyn, IL
Supervisor:	Job phone:

Description of work:

1. Remove all paneling from the north side of the basement and seal off foundation walls all around the house.
2. Remove and replace front porch including stairs and handrails.
3. Tuck point the 2 pillars in front of the house.
4. Remove all damaged drywall due to mold in the bathroom and south side laundry room.
5. Patch all holes around inside the house on 1st, 2nd and basement as needed.
6. Install new handrails in the back porch on 1st and 2nd floor.
7. Replace new service door in garage.
8. Install new GFI's in the kitchen and bathrooms.
9. Remove north side of paneling on 2nd floor bedroom due to water damage, insulate and install new drywall.
10. Replace 20 to 25 bricks around the house and seal off the outside foundation for any future water penetration.
11. Install new outlets and switches on 2nd floor and basement (Berwyn code)
12. Install 2 new interior doors and repair all broken windows and missing screens around the house.
13. Install new flashing between the dormer and the house roof (4 sections).
14. Tuck point the south side including the chimney.
15. Scrape and paint all defective paint areas from the inside and outside (including garage).
16. Replace missing shingles on garage roof and install new channels and (2) down spots by the alley.
17. Install new sink and carbon monoxide alarms on all 3 levels including all bedrooms with smoke detectors (city code).
18. Replace new window in basement front side.
19. Replace missing section of drop ceiling with light on basement.

Upon default in payment by purchaser, the purchaser agrees to pay interest at the rate of 15% per annum on the unpaid balance from time to time and also any attorney fees incurred by Midwest Construction Company.

EXHIBIT

1

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HOMEOWNER/CONTRACTOR AGREEMENT

Owner's Name(s): Archie Jones
1416 S Cuyler Ave
 Address: Berwyn IL 60402

Contractor's Name: Alex. R Prieta
 Contractor Tax ID No.: 27-137 7573
 Address: 6211 W Roosevelt
Berwyn IL 60402

Telephone Number, Work: _____
 Home: _____

Telephone Number: 708 437-8400

FHA Case No.: _____

License No.: 9999

THIS AGREEMENT, made this date, 3/25/10 between the above mentioned Homeowner (Owner) and Contractor, is for the rehabilitation of the property located at 1416 S CUYLER AVE BERWYN IL 60402 that has been approved for FHA mortgage insurance under Section 203(k) of the National Housing Act. The Owner(s) shall pay the Contractor the sum of \$ 14,720 for completion of the work, including all sales tax due by law, together with such increases or decreases in the contract price as may be approved in writing by the Lender. The work will begin within 30 days of loan closing with the Lender and will be completed by N/A, unless delayed beyond the Contractor's control. The General Provisions listed below are made a part of this Agreement. The contract documents consist of the architectural exhibits listed in the Rehabilitation Loan Agreement between the Owner(s) and the Lender, or as described below (or on an attached sheet):

Archie Jones
 Owner(s) Signature(s) and Date

Alex. R Prieta
 Contractor's Signature and Date 3/25/2010

Owner(s) Signature(s) and Date

Owner(s) Signature(s) and Date

Owner(s) Signature(s) and Date

- Contract Documents:** This Agreement includes all general provisions, special provisions and architectural exhibits that were accepted by the lender. Work not covered by this agreement will not be required unless it is required by reasonable inference as being necessary to produce the intended result. By executing this Agreement, the contractor represents that he/she has visited the site and understands local conditions, including state and local building regulations and conditions under which the work is to be performed.
- Owner:** Unless otherwise provided for in the Agreement, the owner will secure and pay for necessary easements, exceptions from zoning requirements, or other actions which must precede the approval of a permit for this project. If owner fails to do so then this contract is void. If the contractor fails to correct defective work or persistently fails to carry out the work in accordance With the agreement or general provisions, the owner may order the contract in writing to stop such work, or a part of the work, until the cause for the order has been eliminated.

General Contract

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Residential
Commercial
Industrial

Midwest Construction Company

5600 W. 26th Street, Cicero, IL 60804
Office: (708) 937-8400
Fax: (708) 484-5086

Serving Chicago
and the Suburbs

Submitted To: Archie Jones	Date: March 12, 2010
Street: 1416 Cuyler Ave.	Job name: 1416 Cuyler Avenue
City, State & Zip code: Berwyn, IL 60402	Job location: Berwyn, IL
Supervisor:	Job phone:

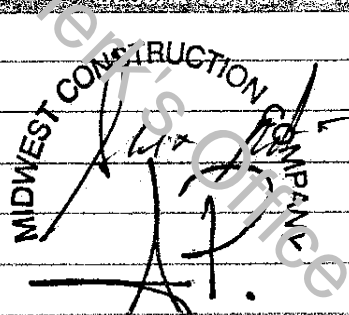
JOB INVOICE

Property of Cook County Clerk's Office
Extra work.

TO: Archie Jones
 ADDRESS: 1416 S Cuyler Ave
 Berwyn IL 60402
 ATTENTION:

DATE ORDERED: 6/20/10
 ORDER TAKEN BY: Alex
 PHONE NO.:
 CUSTOMER ORDER.#:
 JOB LOCATION: 1416 S Cuyler
 JOB PHONE:
 STARTING DATE:
 TERMS:

QUANTITY	UNIT	AMOUNT
4	Extra Windows	
	185 each x 4 =	740-
4	Extra Doors OAF	
	175 each x 4 =	700-
1	Bathroom Fan	50-
	Frames Material only	
		200-
	Floors Material only	
		385-
		<u>2,125-</u>

DESCRIPTION OF WORK	LABOR	HRS	RATE	AMOUNT
MIDWEST CONSTRUCTION COMPANY  Alex Jones Alex Jones				
MISCELLANEOUS CHARGES				

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Submitted To: Archie Jones		Date: March 12, 2010
Street: 1416 Cuyler Ave.		Job name: 1416 Cuyler Avenue
City, State & Zip code: Berwyn, IL 60402		Job location: Berwyn, IL
Supervisor:		Job phone:

JOB INVOICE

TO: Archie Jones
 ADDRESS: 1416 S. Cuyler
 ATTENTION: Berwyn IL 60402

DATE ORDERED: 6/20/10
 ORDER TAKEN BY: Alex
 PHONE NO.:
 CUSTOMER ORDER #:
 JOB LOCATION: 1416 S Cuyler
 JOB PHONE:
 STARTING DATE: 3/12/10
 TERMS:

QTY	MATERIAL	UNIT	AMOUNT
1-	Original Contract price		\$ 14,720-
2-	first payment received for the project		\$ 7,360-
3-	Total Cost of the project		\$ 14,895
4-	Final Bill Due		\$ 9,485

DESCRIPTION OF WORK			
4 Extra Oak Doors			
4 Extra cabinets			
1 Bath fan			
flooring material (only)			
MISCELLANEOUS CHARGES			
LABOR	HRS.	RATE	AMOUNT

x Archie Jones

MIDWEST CONSTRUCTION COMPANY
 Alex Jones
 Alex Jones