

# UNOFFICIAL COPY



1102434083

Doc#: 1102434083 Fee: \$90.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2011 01:44 PM Pg: 1 of 28

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS

ss.

COUNTY OF COOK

IN THE OFFICE OF THE RECORDER  
COOK COUNTY, ILLINOIS

VICTORIAN COURT CONDO ASSOCIATION

Claim for lien in the amount of \$7,666.66 plus  
costs and attorneys' fees

v.

HELDMAN JASON C  
HELDMAN MONICA M

VICTORIAN COURT CONDOMINIUM (Association) hereby files a Claim for Lien against JASON C  
HELDMAN and MONICA M HELDMAN (Debtor), of the County of COOK, Illinois, and states as  
follows:

1. As of January 24, 2011 the said Debtor[s] of the following land, to wit: **<ATTACHED>** <sup>14<sup>th</sup></sup>

Section-Township: 04-39-14

SubDiv-Condo: 97498728

Lot #:

Block #: Part of Lot:

Building:

Unit No: 0000000000000001

and commonly known as 245 W. Scott Unit #1, Chicago, IL 60610.

PERMANENT INDEX NO. 17-04-220-055-1001

2. That said property is subject to a Declaration of Condominium recorded in the office of the  
Recorder of COOK County, Illinois. Recording Number \_\_\_\_\_ Date \_\_\_\_\_  
Said Declaration provides for the creation of a lien for the annual assessment or charges of the Association  
and the special assessment for capital improvements, together with interest, costs, and reasonable attorneys'  
fees necessary for said collection. A copy of the Recorded Decs is attached as Exhibit A.

3. That as of the date hereof, after allowing all credits with interest, costs, and attorneys' fees, the  
claimant claims a lien on said land in the sum of \$7,666.66 which sum will increase with the levy of future  
assessments, costs, and fees of collection, all of which must be satisfied prior to any release of this lien.

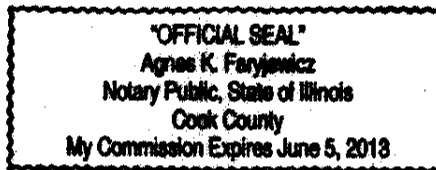
VICTORIAN COURT CONDOMINIUM ASSOCIATION

By: JOHN MATTSON

TREASURER, VICTORIAN COURT CONDO ASSOCIATION

SUBSCRIBED and SWORN to before me  
this 24<sup>th</sup> day of January, 2011.

24<sup>th</sup>



Notary Public

fel

REC'D

**UNOFFICIAL COPY**

**Victorian Court Condo Association  
245 W Scott  
Chicago, IL 60610**

October 1, 2009

**RE: SPECIAL ASSESSMENT INVOICE**

This is an invoice to inform you of the special assessment in for 245 W Scott. The purpose of the assessment is for roof replacement/repair and tuck-pointing. This was passed in the Association's 09/30/09 meeting. The reason for the special assessment is that there are insufficient funds outside the operating budget to cover such repair. Based on several estimates it has been determined the cost of this repair will be \$14,000.

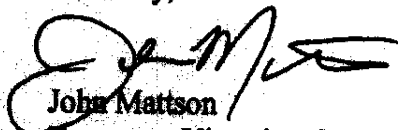
Each unit owner is responsible for the following:

245 W Scott #1:	\$4,666.66
245 W Scott #2:	\$4,666.66
245 W Scott #3:	\$4,666.66
<b>Total Due:</b>	<b>\$14,000.00</b>

Demand is hereby made for immediate payment of the balance in full.

The special assessment is due 30 days from this invoice. Please make a check to the association and submit to the Treasurer by October 31, 2009.

Sincerely,



John Mattson

Treasurer, Victorian Court Condo Association.

**UNOFFICIAL COPY**

**Victorian Court Condo Association  
245 W Scott  
Chicago, IL 60610**

November 2, 2009

**RE: SPECIAL ASSESSMENT INVOICE (PAST DUE)**

This is an invoice to inform you of the special assessment in for 245 W Scott. The purpose of the assessment is for roof replacement/repair and tuck-pointing. This was passed in the Association's 09/30/09 meeting. The reason for the special assessment is that there are insufficient funds outside the operating budget to cover such repair. Based on several estimates it has been determined the cost of this repair will be \$14,000.

Each unit owner is responsible for the following:

245 W Scott #1:	\$4,666.66
245 W Scott #2:	\$4,666.66
245 W Scott #3:	\$4,666.66
Total Due:	\$14,000.00

Demand is hereby made for immediate payment of the balance in full. \$4,666.66

The special assessment was due 30 days from the original invoice. Your unit is now past due. Please make a check to the association and submit to the Treasurer.

Sincerely,



John Mattson

Treasurer, Victorian Court Condo Association.

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**Victorian Court Condo Association  
245 W Scott  
Chicago, IL 60610**

November 19, 2010

Jason Heldman  
1808 Central Ave  
Indianapolis, IN 46202.

**RE: NOTICE OF UNPAID ASSESSMENTS**

Dear Mr. Heldman:

The records of the Victorian Court Condo Association show that your assessments account is past due. Our records reflect the following balances for 245 W Scott Unit #1.

Monthly Assessments:	\$2,200.00
Special Assessment Common Roof Repair:	\$4,666.66
Total Due:	\$6,866.66

Demand is hereby made for immediate payment of the balance in full.

Your prompt payment of the balance due is appreciated. If you fail to pay as requested, this matter will be referred to Legal Counsel in thirty days in accordance with policies of the Association. All attorney fees incurred in the collection of your balance will be added to your account.

Sincerely,



John Mattson  
Treasurer, Victorian Court Condo Association.

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**Victorian Court Condo Association  
245 W Scott  
Chicago, IL 60610**

January 15, 2011

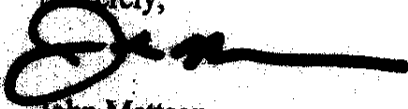
**RE: Monthly Assessments 245 W Scott Unit #1**

As of 1/15/11 Unit #1 owes past due monthly assessments of \$2600.00 (13 months past due)

In addition, Unit #1 owes the association for the special assessment for masonry/roof repair. \$4,666.66

The unit owner has been non-responsive in attempts by the association to collect.

Sincerely,



**John Mattson  
Treasurer, Victorian Court Condo Association.**

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**UNOFFICIAL COPY****Declan Development & Design****633 Noble****Chicago, IL 60622****INVOICE #1101  
DATE: DECEMBER 2, 2010****TO:  
John Mattson  
245 W Scott St****FOR:  
Building and Roof Repair**

DESCRIPTION	AMOUNT
Services Performed:  * Building and Roof Repair * Includes all materials   MAKE CHECKS PAYABLE TO ERIE & NOBLE, LLC	  \$3800.00
<b>TOTAL</b>	<b>\$3800.00</b>

**Thank you for your business!**

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(www.alexandruhardwoodflooring.com )  
Chicago Illinois 60630  
phone (773) 416-0646 (773) 777-4539  
e-mail alex@alexandruhardwoodflooring.com

600 \$ PAID ON <sup>0/15</sup> CHECK # 720.  
\$ PAID ON CHECK #  
\$ PAID ON CHECK #  
\$ PAID IN FULL

## PROPOSAL

### PROPOSAL SUBMITTED TO:

Name John Mattson (Victorian Court) Today's date: 04/07/10  
Street 245 W Scott Work to be performed at(if different from left)  
City Chicago State il Zip \_\_\_\_\_ Street to same  
Phone 312 423 8224 Cell 773 852 6964 Fax \_\_\_\_\_

We hereby propose to furnish the materials and perform the labor necessary for the completions of :

Sand hardwood floors approx: <u>30 sq.ft.</u>	Type of finish: <u>poly-satin</u>	\$ <u>included</u>
Sand or install steps no. of steps <u>15</u>	Sand or install stair risers <u>no</u>	\$ <u>1200</u>
Other <u>dustless equipment</u>		\$ <u>included</u>
TOTAL		\$ <u>1200</u>

All material is guaranteed to be as specified, and the above work to be performed in accordance with specification submitted for above work and completed in a substantial workmanlike manner for the sum of: one thousand two hundred \$1200  
Payments are to be made as follows: \$ 600 (50%deposit)with final payment of \$ 600 due upon completion.

The customer should note the following: -Removal of garbage or carpeting from premises is not the responsibility of Alexandru Hardwood Flooring  
-Alexandru Hardwood Flooring uses the finest equipment available,however,sanding of wood floors will always leave some amount of dust on the premises.  
Alexandru Hardwood Flooring cannot be responsible for cleaning dust.  
Job to be done on 04/15-04/17 2010

Respectfully submitted by:  
Alexandru Hardwood Flooring, Per Marius Print name: Alexandru Date: 04/07/10  
Owner to carry fire, tornado and other necessary insurance upon above work.  
This offer may be withdrawn within 3 days if not accepted.

### ACCEPTANCE OF PROPOSAL

The above prices, specifications are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: [Signature] Print name: JOHN MATTSON Date: 4/15/10

[Signature] paid 1st payment of \$600 (check # 720)  
[Signature] paid 2nd payment of \$600 on 04/15/10  
[Signature] paid in full \$1200 (check # 721)  
on 04/16/10.



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**Victorian Court Condo Association  
245 W Scott  
Chicago, IL 60610**

**2011 Condo Association Monthly Budget:**

**Expenses:**

Insurance Cost:	\$225
Cable Television Expense:	\$100
Water:	\$100
Electric:	\$75
Snow Removal/Yard Expense:	\$50
Misc Expenses (Light bulbs, salt, stamps, rodents):	\$25
<u>Reserve Allocation:</u>	<u>\$25</u>
<b>Monthly Total:</b>	<b>\$600</b>

**Other Expenses Budgeted for 2011:**

Fence Painting

Note: In 2010 we allocated reserves and special assessments for improvements and repairs deemed necessary by the condo association. Primarily floor refinishing, tuck-point, and roof repair due to extensive water damage.

There was a shortfall in 2010 due to the non-payment of monthly and special assessment by Unit #1. This shortfall covered by Unit #2 and Unit #3 paying excess out of pocket. As of 1/1/2011, Unit #1 is past due: \$7,766.66 plus interest and legal/collection expenses.

**UNOFFICIAL COPY**

**Victorian Court Condo Association  
245 W Scott  
Chicago, IL 60610**

**2010 Condo Association Monthly Budget:****Expenses:**

Insurance Cost:	\$200
Cable Television Expense:	\$100
Water:	\$100
Electric:	\$75
Snow Removal/Yard Expense:	\$50
Misc Expenses (Light bulbs, salt, stamps, rodents):	\$25
Reserve Allocation:	\$50
<b>Monthly Total:</b>	<b>\$600</b>

**Other Expenses Budgeted for 2010**

Roof Repair:	\$14,000
One Time Assessment	

In 2009 we allocated reserves for improvements and repairs deemed necessary by the condo association: Garage Ceiling and Renovation, Power washing, Door repair

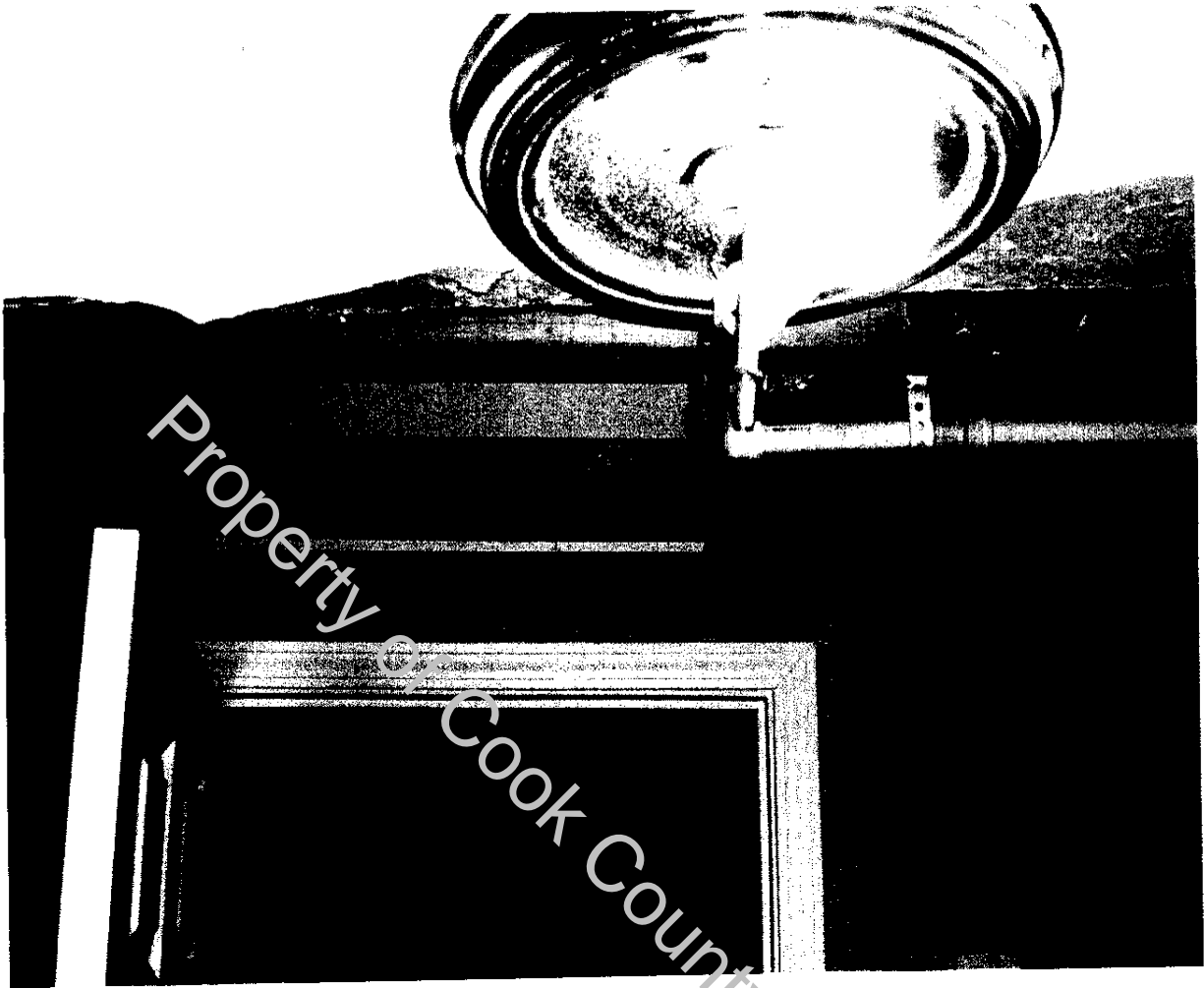
Clerk's Office

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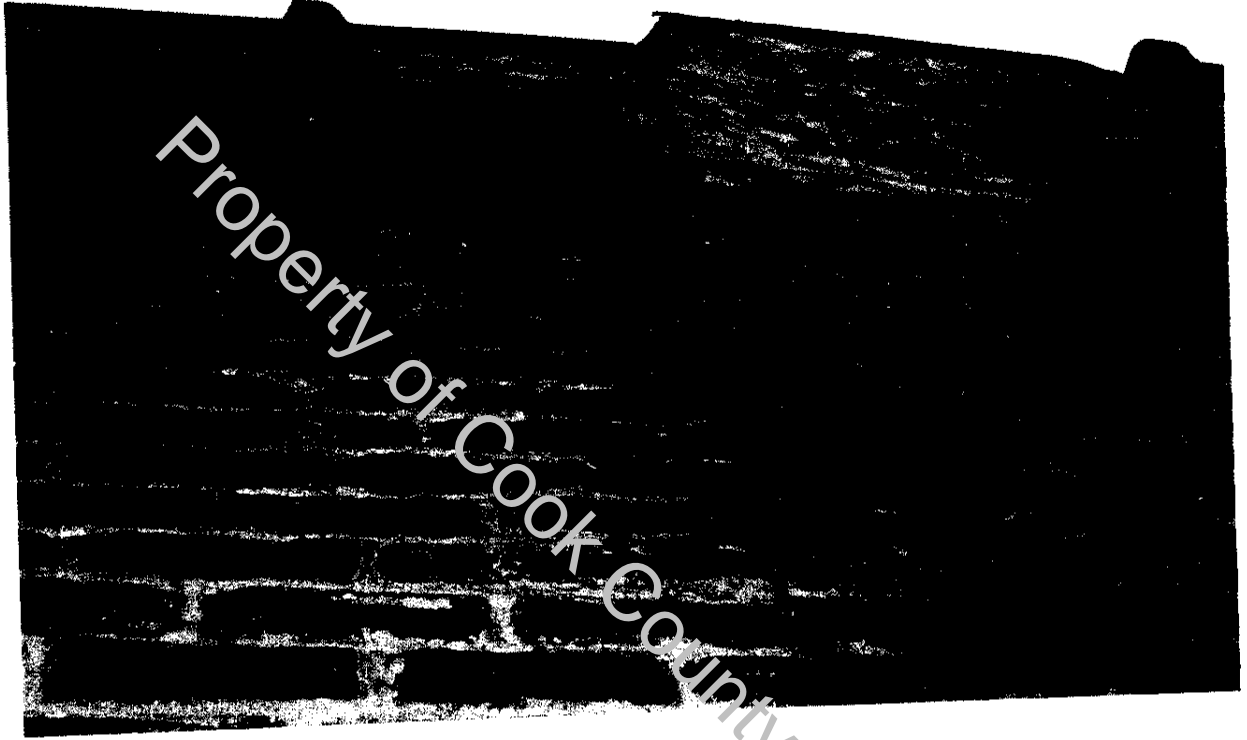
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## VICTORIAN COURT CONDO ASSOC. MEETING February 20, 2010

### Attendees:

#### 243:

Shan Bhati  
Gannon Dudlar  
Rebecca Erde

#### 245:

Eric and Wendy Chaplick  
John Mattson

### Absent:

#### 245:

Jason Heldman

### Discussions/Agreements (responsibility):

#### Old Business:

1. Leasing Guidelines - review and implementation
    - a. All agreed to implement per last meeting
    - b. Shan to update guidelines with the following:
      - i. No pets, unless approved by board
      - ii. \$500 deposit
      - iii. Act in courteous, responsible manner
      - iv. No roof access except for maintenance and as approved by board
      - v. Notify and obtain consent with owners for use of driveway
      - vi. No Sun. move-in/move-out
      - vii. Obtain agreement of owners prior to proceeding with any necessary repairs/maintenance and use good faith efforts in obtaining estimates, hiring and supervising
  2. 245 Roof – 245 to obtain estimates and discuss with board prior to proceeding (John/Eric)
    - a. Eric to contact Mel Gottlieb (real estate attny, 773.286.3800) re: lien for Jason's portion
    - b. Eric to ask Muller's about other bldg. repair work: 243 heat trace and tuck pointing on building (Eric)
    - c. Eric to ask Muller's to assess/estimate 243 window rust removal
  3. 243/245 common stairwell wall painting, front door painting, and staircase carpet - (Gannon to obtain estimates)
  4. Insurance – John to email estimates, Rebecca to obtain quote, and all to discuss and select new provider
- Next Meeting scheduled for April 14, 2010 at 8pm at Gannon's (MH to provide wine)

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## VICTORIAN COURT CONDO ASSOC. MEETING September 30, 2009

### Attendees:

#### **243:**

Shan Bhati  
Gannon Dudlar  
Rebecca Erde

#### **245:**

Eric and Wendy Chaplick  
John Mattson

### Absent:

#### **243:**

Mary Haffenberg

#### **245:**

Jason Heldman

### Discussions/Agreements (responsibility):

#### Old Business

1. Garage - clean-up completed
  - a. Agreed to renew Terminix contract (Eric)
2. Leasing Guidelines - review and implementation (Eric lead)
  - a. All agreed to implement
  - b. Eric to email suggested guidelines for all to review and provide suggestions
3. Neighborhood Disturbances (Eric/All)
  - a. Continue to contact Alderman re: posting signs to reduce taxi honking and other noise at Habib's (All)
  - b. Contact Alderman re: Grossinger parking lot homeless (Eric)
4. 245 Roof - review & acceptance of Muller's Roofing bid, total cost \$14K. Owners of 245 to each be special assessed \$4,666.00 (money due 30-days after meeting)
  - a. 245 shared plans to begin work before end of month - 245 will inform all when work begins in October and days driveway may be blocked
  - b. Ask Muller's about other work: 243 heat trace and tuck pointing on building (Eric)
5. Association split - tabled a last meeting, is this still an open topic? – DEAF
6. Basement ceiling 245 - issue is resolved, repairs have been completed.
7. 243 Stairwell Painting - possible painting party or do we hire outside source?
  - a. Tabled
8. 243 window - rust removal, update?
  - a. Ask Muller's to assess/estimate (Eric/243)

#### New Business

9. Agreed to add more motion lights around building (John)
10. Agreed negotiate \$50/unit air duct cleaning (Eric)
11. Agreed to look into snow-blower purchase (Eric)
12. Review driveway work warranty re: rust on railings and landing (Rebecca)
13. Paint 243 front door (Gannon)

- Next Meeting scheduled for Jan. 6, 2009 at 8pm at Gannon's (GD to provide wine)

VICTORIAN COURT CONDOMINIUM  
MEETING MINUTES

6.24.08

Condo Association Attendees:

Shan Bhati  
Mark Cosenza  
Gannon Dudlar  
Rebecca Erde (with Carol Erde, Michael Erde and Adam Grunert)  
Mary Haffenberg  
Jason Heldman  
John Mattson

M. Cosenza Legal Representation:

Gina Lamantia

Discussion/Agreements Reached:

1. Erase Association attended - Jason Heldman via conference call
2. Current plat of survey presented, specifically illustrating current layout of 245 parking spaces and common elements was reviewed
  - a. Issues of usage of 245 parking spaces pointed out as drawn on current plat of survey
3. Updated/revised plat of survey (dated 6-24-08) presented and discussed
  - a. Updated plat of survey to be corrected to make it consistent with current parking usage
  - b. All dimensions of parking spaces shall remain the same (see email attachment)
  - c. Revised plat of survey to be routed to all Assoc. members for final review and approval by 6-26-08
4. Third Proposed Amendment to Declaration presented and discussed
  - a. All agreed to revise 3<sup>rd</sup> WHEREAS clause of amendment to reference accurate article and section(s) of Declaration.
  - b. Amendment revision to be executed as discussed 6-25-08 and routed to Assoc. members 6-25-08
5. Certified Resolution authorizing actions taken with regard to the Third Amendment unanimously signed by all Association members with full agreement, conditioned solely on the receipt by the Condo Association of a corrected survey which has been corrected in accordance with the specifications discussed and agreed at this meeting.
6. Disclosure Statement to be updated and circulated to board for review and approval 6/25/08
7. All Assoc. members were provided an opportunity to ask any questions; all Assoc. members agreed that all questions and comments regarding these issues were accurately and satisfactorily addressed; agreement on all issues described herein was unanimous.
8. Jason (via conference call) expressed to Gannon Dudlar that he fully agrees and will send his confirmation of agreement via email
9. All members agreed to review, approve and sign revised documents as discussed

Action Steps:

10. All Association members to review and sign new documents as discussed
11. Next meeting to be held with all new Assoc. members shall address the following:
  - a. Discussion of common element usage
  - b. New election of Board of Directors
  - c. Other new condo bylaws as needed



# UNOFFICIAL COPY

March 2, 2009

Mr. John Mattson  
245 W. Scott #3  
Chicago, IL 60610

Re: Main Lower House Roof

Dear Mr. Mattson:

Thank you for the opportunity you have given us to inspect the roof of the building located at the above address. Per your request, we are quoting price and specifications on the following work.

1. Remove all existing roofing down to the solid substrate and haul away.
2. All base flashings, counter-flashings, existing sheet metal, gutter and downspout, sack leads shall be removed where applicable.
3. Inspect and determine the condition of wood roof deck. All rotted or deteriorated wood decking will be replaced at an additional charge of \$2.50 per linear foot of 1"x 6" and \$4.00 per square foot of 3/4" CDX plywood.
4. Cover the entire roof surface with 1/2" layer of recovery board. When the old roofing is removed, some of the wood deck boards will be uneven and separated. This is common. Recover insulation boards span these irregularities, correcting it. Also, the nails which hold the roof deck boards in place, work their way up as the years go by. This may occur from movement in the deck due to temperature changes and/or live loads. The density of the recover board helps prevent the nails from rising up and puncturing the new roof membrane. Although the board adds a slight amount of additional insulation, its main purpose is to guarantee a perfect surface to roof on; which in turn will give the longest possible roof life.
5. Install angled fiber cant strips at base of walls to support new flashings.
6. Attach, with Type III hot asphalt, a #43 asphalt base sheet lapped 4" across roof surface.

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Page 2

Mr. John Mattson

7. To the prepared surface, heat-fuse Johns Manville A.P.P. 4mm modified bitumen membrane. The A.P.P. roof membrane comes in rolls 39" wide. It will be installed with 4" side laps and 6" end laps. The membrane is 4mm thick (about  $\frac{1}{8}$ "). This membrane consists of a 100% continuous filament polyester mat core impregnated and surrounded on both sides with A.P.P. (Atactic Polypropylene) thermoplastic polymers. During installation the modified bitumen membrane is heat-welded to itself to form a solid weatherproof seam. The result is a continuous roof membrane that demonstrates revolutionary waterproofing characteristics, extreme heat resistance and flexibility in low temperatures.
8. Flash base of all walls with Johns Manville membrane. Heat-weld flashing to field membrane and to wall. Install a metal counter-flashing above membrane surface mounted to wall. Seal top edge of metal counterflashing with a modified caulk compound.
9. Lift clay coping tiles at top of walls and set aside. Install Johns Manville A.P.P. smooth flashing beginning 4" on field membrane and extending up and over top of wall completely covering wall. Heat-weld completely to field membrane and to wall. Reset coping tiles over new flashing and repack tile joints with asphalt roofing cement.
10. Flash all other roof curbs and penetrations with Johns Manville A.P.P. 4mm smooth membrane. Completely heat-weld flashing to field membrane and to penetration.
11. Install metal pitch pans around all pipe penetrations, and seal top with an elastomeric sealant.
12. Install new lead flashings around all plumbing pipes.
13. Install new galvanized scupper box.
14. Install new kynar finish gravel stop in front of building.
15. Install new clear cover white skylight.

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Page 3

Mr. John Mattson

16. Apply a reflective aluminum coating to the new roof surface and flashings. This coating provides additional protection from ultra-violet light degradation. As an extra benefit the coating will also help keep the interior cooler in summer.
17. Remove all project related debris from premises.

All the above work will be done for the sum of—————\$15,450.00

The above roofing work will carry a TEN (10) YEAR Service Agreement from Matthews Roofing Company, Inc. Performance of this Service Agreement dependent on full payment. Under this Service Agreement, Matthews Roofing Company's sole responsibility is the cost of the roof membrane, base flashing and roofing labor.

NOTE: The above prices are valid for a period of thirty days from the date of proposal.

NOTE: Owner is responsible for removing and/or covering personal items in the attic area. We cannot be responsible for damage to items left in the attic, clean-up of the attic area due to debris falling through the spacing in deck boards, nail pops, or cracks caused by the roof removal and/or replacement process. Special care should be taken to protect any wall hangings and pictures or any item that could fall due to the vibration.

NOTE: Due to the nature of the work some additional needs may appear after old roofing materials are removed. Things like rotted wood deck, sagged or broken supports, brick repair, brick rebuilding or tuckpointing may be needed and only appear after the roofing is removed. To correct this additional work will be necessary. This work will be done for an additional charge.

TERMS: 1/3 at Signing of Contract, Balance on Completion

If not paid according to contract terms, it is agreed that the account is considered delinquent and will be charged 1.5% of the unpaid contract price per month including the costs of collection and handling late payments, shall be due on the 30th day, and each 30th day thereafter, from the time payment is due.

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Page 4

Mr. John Mattson

**Notice:**

Moisture that has entered into the building prior to our installation or repair of the roofing system may result in mold growth. We disclaim any and all responsibility for damages to persons or property arising from or relating to the presence of mold in the building. By executing the contract, Owner 1) releases us from any and all claims Owner and Owner's (a) family members, (b) employees, (c) tenants or (d) any other building occupants may have as a result of such mold growth and 2) agrees to defend, indemnify and hold us harmless from any and all penalties, actions, liabilities, costs, expenses and damages arising from or relating to the presence of mold in Owner's building.

All our materials are inspected and approved by the Underwriters Laboratories and our employees covered by Workmen's Compensation with Ace Property and Casualty Insurance Co. Policy #NV7CC 44516378 and General Liability with Badger Mutual Insurance Co. Policy GL# B06042603800.

State of Illinois Licensed Roofing Contractor #104-000191

Trusting this meets with your approval and hoping we will be favored with the work, we remain,

Very truly yours,

**MATTHEWS ROOFING COMPANY, INC.**

Bryan Langguth

BL: tm

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

(PLEASE PRINT NAME)

**★ CELEBRATING OUR 75TH YEAR! ★**  
**1934 - 2009**

**MEMBER:**

The National Roofing Contractors Association ■ The Midwest Roofing Contractors Association ■ The Chicago Roofing Contractors Association  
For your convenience, AMERICAN EXPRESS, DISCOVER, MASTER and VISA cards are accepted.

**UNOFFICIAL COPY****MASONRY RESTORATION GROUP INC.**

3135 N. LOCKWOOD CHICAGO IL.60641 • (773) 282-4794 • (773)443-8800 FAX 773 282-4795

MASONRY LICENCE MC 5883 EXP. 06/2011

**BUILDING CONDO ASSOCIATION**

Date : 11/08/2010

JOB ADRES :245 W.SCOTT CHICAGO IL.

PHONE: ATTN JOHN 773 852-8964

WE HEREBY PROPOSE TO FURNISH THE MATERIALS AND PERFORM THE LABOR NECESSARY FOR THE COMPLETION OF MASONRY EXTERIOR WORK ONLY:

**CONSTRUCTION SCOPE :**WORK TO COMMENCE 22 NOVEMBER 2010DATE OF SUBSTANTIAL COMPLETION 10 WORKING DAYS**ITEM DESCRIPTION****MASONRY EXTERIOR WORK**

1. REBUID PARAPET WALLS WEST & EAST SIDE ABOUT 10 LEYERS FROM TOP WITH MATCH BRICKS -4800
2. REBUILD CHIMNEY ON THE EAST SIDE INS' ALL STONE CAP & METAL RAIN HOOD & REMOVE COMPLETELY ONE NOT WORKING CHIMNEY - 725
3. DISCONNECT & REINSTALL 3 AC UNITS -600
4. TEAR OFF EXISTING ROOF ; INSTALL NEW FELT PAPER 1/2" INSULATION & NEW ROOF WITH FLASHING -7800
5. REBUILD FRONT PARAPET WALLS 3'FROM TOP; REMOVE EXISTING BRICKS & NSTALL NEW RENESSANCE STONE CAP STONE ON TOP - 3150
6. BRICK REPLACEMENT -REPLACE CRACKED BRICKS ARO JND FRONT PORCH & REPAIR TUCKPOINTING AS REQUIRED -700
7. HAUL AWAY DEBRIS FROM JOB SITE
8. PROVIDE PERMIT FOR MASONRY WORK- 575

TOTAL - 18350-

FULLY INSURED &amp; LICENSED

WE SUPPLY 5 YEARS LABOR WARRANTY

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of DOLLARS:  
EIGHTEEN THOUSAND THREE HUNDRED FIFTY-

Respectfully submitted LESTER WASIL**TERMS :**

10% down to hold tentative date , 40% prior to start and balance due on completion contract

No other work is included in this proposal .

**ACCEPTANCE OF CONTRACT**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as above.

Date \_\_\_\_\_ Signature \_\_\_\_\_

**UNOFFICIAL COPY**

**Over 28 Years'  
Experience  
In Chicagoland**

Phone 773-685-0010  
Fax 773-736-3022  
Paul Tansey Cell 773-742-5827



**TANS'  
QUALITY  
ROOFING**

**INC.**

4591 N. Elston Ave.  
Chicago, Illinois 60630  
[tansroofing@yahoo.com](mailto:tansroofing@yahoo.com)

Roofing Lic #104.015243



**We Carry Fire & Torch Insurance  
Licensed, Bonded, and Insured**

Victorian Court Condo Assn  
245 W Scott #3  
Chicago, IL 60610

c/o John Mattson  
773-852-6964  
[imattson@kbw.com](mailto:imattson@kbw.com)

No. 0907-14-110

Date 07-14-2009

*Price Subject To Change After 30 Days - Contractor proposes to do as follows:*

1. Carefully remove all existing roofing materials from main building and haul away all debris;
2. Inspect all exposed decking, replace up to 100 square feet of damaged/rotten decking.  
Any decking replacement over 100 square feet will incur additional cost of \$3.00 per square foot;
3. Remove existing Coping Tiles and safely store to the side, and disassemble an approx 45Ft x 1½Ft. Section of Eastside Parapet Wall approx 60 Square Ft., and 2 chimneys down to the roof line that will be eliminated;
4. Sweep clean areas and haul away all related debris, maintaining a Safe Work Zone;
5. Rebuild the above mentioned Parapet Walls areas by replacing any damaged/deteriorated bricks with New Brick as needed, applying Mortar, and setting back in position, back to original wall configuration, except no chimneys;
6. Wipe all fresh Tuck Pointed areas clean before drying;
7. Apply a layer of half-inch 6 Sided Asphalt Coated High Density Insulation Hardboard over entire roof, and Cant Stripping along the walls;
8. Apply 43# (forty three pound-weight) Asphalt Base Sheet Material over all Flat Roofing areas to be Nailed down with 1¼" Ring-Shank Metal Cap Nails;
9. Torch-apply a 4mm thick layer of Smooth Certainteed® Flintlastic™ STA Modified Bitumen Membrane Material<sup>1</sup> to entire roof;
10. Flash walls by Applying same<sup>1</sup> material up and over same walls. Walls with limestone copings to be flashed a minimum of 12" high, then mechanically fasten a Termination Bar along the top of the wall flashings, and seal along top edge of Termination Bar with a bead of Solar Seal® Caulking Compound<sup>2</sup>;

1 of 2

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2 of 2

11. After flashing work is completed, replace same Tiles and cement joints, 4 tiles included in price to cover at removed chimneys;  
Note: Broken or damaged coping tiles to be replaced at cost of \$38 per two-foot Tile, including labor;
12. Apply Asphalt Primer to all pipes, gutter, skylight and any other protrusions, and allow time to dry;
13. Flash all Primed areas with above-described STA Membrane<sup>1</sup> material;
14. Apply a layer of Lucas<sup>®</sup> Silver Non-fibered Aluminum Emulsion Coating # 608 over entire roof;
15. Clean grounds free of all debris caused by the above-mentioned work.

Note: In the event of other Masonry Walls needed to be rebuilt due to Damages incurred prior to start of work, Additional costs of \$25 per square foot for rebuilding Interior-Course Brick walls, to be taken down to the roof line, Additional costs of \$50 per square foot for rebuilding Double wide Brick walls to be taken down to the roof line, or \$72 per square foot Price for rebuilding Triple wide Brick walls, including hauling away existing deteriorated bricks only. Work to include, carefully Chop out Wall Flashings as needed, Disassembling Damaged Parapet Wall, Rebuild above mentioned Parapet Walls areas by replacing any damaged/deteriorated Bricks with New Brick as needed, applying Mortar, and setting back in position back to original height and width configuration. Note: Replacement of 9" Coping Tiles Due to being Broken will be \$39 per two foot piece, Replacement of 13" Coping Tiles will be \$45 per two foot piece.

**Roofing Manufacturer's Materials Warranty of 12<sup>1</sup> and 20<sup>2</sup> Years ; TQR Labor Guarantee of 7 Years  
Masonry Manufacturer's Materials Warranty of 10 Years; TQR Labor 2 Years**

WE PROPOSE HEREBY TO FURNISH MATERIALS AND LABOR, COMPLETE & IN ACCORDANCE WITH ABOVE SPECIFICATONS, FOR THE SUM OF  
**\$14,995.00\***

\*When This Contract is Signed, and Accompanied by Half-Down Deposit, and Balance is to be Paid Upon Completion.

Overdue payments will bear interest at the rate of 1½ % per month

Any Additional Work, Outside the Scope of this Contract, Bills Out at Minimum Rate of \$85 per hour / per laborer, Excluding Materials.

\*This Price Reflects Your 5% Angie's List<sup>®</sup> Discount, NOT TO EXCEED \$5,000.00  
Applicable Only When Paying With Half-Down and Balance Upon Completion.

**Total Without Angie's List<sup>®</sup> Discount: \$15,495.00**

*We Appreciate Your Time and Your Consideration of TANS' Quality Roofing, Inc. as your Roofing Contractor!*

**ALL MATERIALS GUARANTEED** TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMAN-LIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM ABOVE SPECIFICATIONS INCURRING EXTRA COSTS WILL BE DOCUMENTED WITH DIGITAL PICTURES AND EXPLANATION GIVEN TO CUSTOMER. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. TOR WORKERS ARE INSURED FOR WORKMEN'S COMPENSATION. THE REMOVAL OF SNOW, AND ICE, ARE NOT INCLUDED IN THE ABOVE PRICE. TO BE BILLED @ \$40.00 PER HOUR, PER LABORER. ALL DEBRIS WILL BE DISPOSED OF BY USING A 20 OR 30 YARD ROLL OFF DUMPSTER, OR OUR DUMPTRUCKS, ALL DEBRIS WILL BE RECYCLED, EXCEEDING THE U.S. GREEN BUILDING COUNCIL, L.E.E.D. CERTIFICATION REQUIREMENTS, AND EXCEEDING CITY OF CHICAGO RECYCLING MANDATES. THE COST OF ANY NECESSARY PERMITS ARE NOT INCLUDED IN THE PRICE ABOVE

**PAUL and LARRY TANSEY, Partners  
TANS' QUALITY ROOFING, INC.**



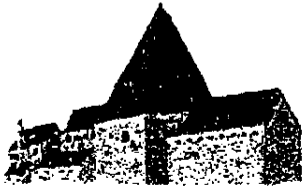
**PROPOSAL ACCEPTED** AS OF DATE OF E-MAILED OR FAXED TRANSMISSION OF ACCEPTANCE, OR DATE SIGNED WHEN SUBMITTED BY MAIL AND SIGNED BY BOTH PARTIES TO BECOME VALID. THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. I/WE UNDERSTAND THAT THE CUSTOMER/OWNER IS RESPONSIBLE FOR CARRYING HOMEOWNERS' PROPERTY INSURANCE, AND ASSUMES ALL RESPONSIBILITY FOR ANY SATELLITE OR CABLE APPARATUS. TQR IS NOT RESPONSIBLE FOR INTERIOR DAMAGE RESULTING FROM OUR WORK. I/WE AGREE TO THE AMOUNT AND TERMS OF PAYMENT AS OUTLINED ABOVE, AND TANS' QUALITY ROOFING, INC. IS HEREBY AUTHORIZED TO PERFORM THE WORK AS SPECIFIED UPON RECEIPT OF DEPOSIT FUNDS. I/WE UNDERSTAND THAT NON-COMPLIANCE WITH ABOVE-STATED PAYMENT TERMS VOIDS ALL DISCOUNTS. ALL SUBCONTRACTOR'S EMPLOYED BY TANS' QUALITY ROOFING FORFEIT THE RIGHT TO APPLY A MECHANICAL LEIN TO THE ADDRESS THIS CONTRACT IS WRITTEN FOR.

**CUSTOMER SIGNATURE(S)**

**DATE**



**CUSTOMER PLEASE PRINT NAME(S) HERE**

**MULLER ROOFING & Constr.**

910 S. Michigan Ave. # 1612  
Chicago, IL 60605

(773)252-8736  
(312)435-0978  
muller5@rcn.com

**PROPOSAL**

To: 243 W. Scott St., Chicago

John V. Mattson

Fax: 312 423-8244

Ph.: 773 852-6964

Date : 03 / 14 / 09

Job Number : 32

We hereby submit specification and estimates for:

1. Remove and dispose the old roofing material from the entire roof.
2. Replace the decayed wood on a new one.
3. Replace the skylight on a new one.
4. Rebuild the front wall of the building- 25 x 4 feet using a new (matching) brick.
5. Rebuild the parapet walls in damaged areas.
6. Install an isolation, base, and torch down Modified Rubber- 4 mm, Rubberoid.
7. Install a flashing under the coping on both sides of the parapet wall, and a counter flashing on the rear wall- 2 1/2 feet high.
8. Apply ultraviolet protective, Energy Star labeled, SBC rubberized aluminum silver roof coating over the entire roof surface.
9. All projections, gutters sealed through the roof against leakage.

Warranty : 3 years for labor , 12 years for material .

We propose hereby to furnish material and labor complete in accordance with the above specification for the sum of : \$ 14,500.00

Payment to be made as follows: Down payment - \$ 7,000.00

Full payment after completion.

All material is guaranteed to be specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specified action involving extra cost will be executed only upon agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized

Signature : \_\_\_\_\_

Note: This proposal may be withdrawn / used if not accepted within 14 days.

**Acceptance of Proposal:** The above prices specification and conditions are satisfactory and are hereby accepted. You are authorized to do this work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_



**UNOFFICIAL COPY****Mattson, John****BARRY KREISLER**

**From:** Eric Chaplick [EChaplick@boelter.com]  
**Sent:** Thursday, November 04, 2010 8:46 AM  
**To:** Mattson, John  
**Cc:** mhaffenberg@yahoo.com  
**Subject:** FW: 245 West Scott - Unit #1

**(773) 394-6400 X 1**

**\* 2,200.00 MONTHLY 11/1/10**  
**\* 4,688.33 SPECIAL**

FYI - Just received this from Jason; I don't believe we stop moving forward with what we discussed last night. It will take at least 30-days before paperwork is processed and he can still do what he wrote below to get caught up.

Moving forward with the lawyer will cover us just in case these are merely words with no meaning.

Eric

**From:** pacific7@ca.rr.com [mailto:pacific7@ca.rr.com]  
**Sent:** Thursday, November 04, 2010 8:35 AM  
**To:** Eric Chaplick  
**Subject:** Re: 245 West Scott - Unit #1

Eric-

Sorry for lack of communication and putting you guys behind on the association. On Jan 1st I will start having Jim give you a check each month to start getting it caught up. We are working with our bank to modify the terms of our loan.

We fell on some hard times, but are getting back in good financial shape.

We have moved to Indianapolis. My new phone number is (312) 771-7909. This email you sent is my correct email address. My address is 1808 Central Ave, Indpls IN, 46202.

Truly sorry to you and your wife for our misunderstandings last year. I was under a great deal of pressure at the time, it was nothing personal to you or your wife. I wasn't myself- I'm typically a very easy going person.

Anyway, hope alls well with everyone. We are doing much better and doing our best to get caught with everything regarding our property their on Scott.

Jason

Sent from my Verizon Wireless BlackBerry

**From:** "Eric Chaplick" <EChaplick@boelter.com>  
**Date:** Wed, 3 Nov 2010 09:59:37 -0500  
**To:** <jimwein@gmail.com>  
**Cc:** <nsanchez@arrow.com>; <pacific7@ca.rr.com>  
**Subject:** Re: 245 West Scott - Unit #1

Thanks Jimmy,

11/4/2010

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I will update our association directory and send you a copy too when I send it out.

Eric

Sent from my BlackBerry Wireless Device

---

**From:** Jimmy Weinland <jimwein@gmail.com>  
**To:** Eric Chaplick  
**Cc:** Nina Sanchez <nsanchez@arrow.com>; pacific7@ca.rr.com <pacific7@ca.rr.com>  
**Sent:** Wed Nov 03 09:56:32 2010  
**Subject:** Re: 245 West Scott - Unit #1

Hi Eric,

The contact info we have been using for him is: **312.771.3909 / [pacific7@ca.rr.com](mailto:pacific7@ca.rr.com)**

The address we have on file in our lease is:  
 222 W. Erie St., #607  
 Chicago, IL 60654

I CC'd in Jason and Nina here as well - let me know if you have any questions.

Jim

On Mon, Nov 1, 2010 at 11:51 AM, Eric Chaplick <[EChaplick@boelter.com](mailto:EChaplick@boelter.com)> wrote:  
 Hello Jimmy,

Confirming our conversation on Friday could you please help to confirm a few things for our condo association? As President of the Board I have been asked to research and request the following information.

We are trying to verify Jason's Heldman's contact information:

The association does not currently have a mailing address on record do you have one?

We have a phone number on file is (310)591-4243 is this what you have?

Also, I have (2) email address for Jason; can you confirm which one you use?

[jason.heldman@hotmail.com](mailto:jason.heldman@hotmail.com)

[pacific7@ca.rr.com](mailto:pacific7@ca.rr.com)

Your assistance would be greatly appreciated.

Victorian Court Condo Association

Eric Chaplick




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**IMPORTANT NOTICE:** This message is intended only for the addressee. If you received this message in error, please delete the material from your computer and notify the sender by email. If you are not the intended recipient, you may not copy, disclose, or distribute this message or its contents to any other

11/4/2010

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## Office of the Cook County Clerk

### Map Department Legal Description Records

**P.I.N. Number: 1704220055**

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

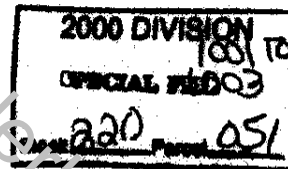
If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website [www.cookctyclerk.com](http://www.cookctyclerk.com)

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number"). If this is not the item you requested, please notify the counter clerk.

17	04	220	055	498	74009
AREA	BLOCK	PARCEL	UNIT	VOLUME	CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

AREA	SUB-AREA	BLOCK	PARCEL	UNIT	VOLUME	TAX CODE
17	04	220	055	498	74009	



BRONSONS ADD TO CHICAGO  
 ASSESSORS DIV OF LOTS 196,199 &  
 VICTORIAN COURT CONDO  
 UNIT AS PER DOC #09127767

SEC	TOWNSHIP	RANGE	LOT	SUB-LOT	LOT	BLOCK
4	39	14			200	
				1		

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## Office of the Cook County Clerk

### Map Department Legal Description Records

**P.I.N. Number: 17042200551001**

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website [www.cookctyclerk.com](http://www.cookctyclerk.com)

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number"). If this is not the item you requested, please notify the counter clerk.

17	04	220	055	1001	498	74009
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	VOLUME	TAX CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS  
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

AREA SUB-AREA BLOCK PARCEL UNIT  
 17- 04- 220- 055-1001

VOLUME  
 498  
 TAX CODE  
 74009



SEE SPECIAL FILE CARD FOR COMPLETE LEGAL DESCRIPTION

TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK

UNIT 1 AS PER DOC SAME  
 14.28% INTEREST IN COMMON ELEMENTS IN