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This instrument prepared by and please mail to after recording:
Manetti & Griffith, Ltd.
1301 West 22nd Street, Suite 603
Oak Brook, Illinois 60523

Doc#: 1401754054 Fee: \$33.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/17/2014 04:07 PM Pg: 1 of 5

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS

A.G Roof Masters, an Illinois corporation) **CLAIM FOR LIEN**
)
Claimant,)
vs.) **Amount: \$40,835.50**
)
Hytek Exteriors, Inc., an Illinois corporation; Chicago Title) PINs
Land Trust Company, a corporation of Illinois, as Trustee) 30-07-307-001,
under trust agreement dated January 19, 1977, and known as) 30-07-307-002,
Trust Number 1069126; John Fitzgerald, as Trustee of the) 30-07-307-003 and
John Fitzgerald Trust dated July 14, 2010; Brunswick) 30-07-307-006
Bowling & Billiards Corporation, a Delaware corporation;)
Castaway Recreation LLC, an Illinois limited liability)
company; The Cit Group/Equipment Financing Inc., a New)
York corporation; Chicago Title Land Trust Company, a)
corporation of Illinois, as Trustee under the provisions of a)
deed or deeds in trust, duly recorded and delivered to said)
company in pursuance 19th day of January, 1977, and known)
as Trust Number 1069126; Unknown Owners; and Unknown)
Necessary Parties,)
Defendants.)

The claimant, A.G Roof Masters of 915 Augusta Street, Village of Melrose Park, County of Cook, State of Illinois, hereby files its claim for lien against Hytek Exteriors, Inc., an Illinois corporation; (Contractor) of 4131 West Belmont Avenue, Suite A, Chicago, Illinois, and Chicago Title Land Trust Company, a corporation of Illinois, as Trustee under trust agreement dated January 19, 1977, and known as Trust Number 1069126; Chicago Title Land Trust Company, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance 19th day of January, 1977, and known as Trust Number 1069126; John Fitzgerald, as Trustee of the John Fitzgerald Trust dated July 14, 2010; and, Castaway Recreation LLC, an Illinois limited liability company, one some or all are: Owners as defined by Illinois law interpreting the Illinois Mechanics Lien Act; an agent of Owners or one authorized by Owners to improve the property (hereinafter referred to as "Owners"), and all persons claiming to be interested in the premises herein, and states:

That on October 21, 2013, the Owner(s) owned the following described land in the County of Cook State of Illinois, to wit:

Lots A, C and D in Block 12 in Ford Calumet Center First Addition, being a Subdivision of the North half of the Southwest Quarter of Section 7, Township 36 North, Range 15

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East of the Third Principal Meridian, in Cook County, Illinois (except the West 1376.16 feet and the railroad right-of-way thereof), in Cook County, Illinois.

AND

That part lying West of the West Line of the South Chicago and Southern Railroad (except that part taken for Sibley Blvd.) of the following description:

A strip of land 21 feet wide on the Westerly side and 39 feet wide on the Easterly side of the center line of the Hammond Belt Railway as the same is now located on over and across the South East 1/4 and the South West 1/4 of Section 7, Township 36 North, Range 15 East of the Third Principal Meridian, lately owned by the Calumet and Chicago Canal and Dock Company, said center line being described as follows:

Beginning at a point on the South Line of said Section 7, 993 feet more or less, East of the South West corner of said South East 1/4; thence in a Northwesterly direction 2354 feet crossing the West Line of said South East Quarter 515 feet more or less, South of the North West corner of said South East 1/4; thence in a Northwesterly direction crossing the North East corner of said South West 1/4 568 feet to the South Line of the North West 1/4 of said Section 7, at a point 239.8 feet more or less West of the North West corner of said South East 1/4 (excepting the Right of Way of the said South Chicago and Southern Railroad) all in Cook County, Illinois,

PIN: 30-07-307-001, 30-07-307-002, 30-07-307-003 and 30-07-307-006

COMMONLY KNOWN AS: 1025 South Sibley Boulevard
Calumet City, Illinois 60409

and Hytek Exteriors, Inc. was the Owner's contractor or one knowingly permitted to contract for improvement thereof.

That on October 24, 2013, said Contractor made a written subcontract with the Claimant for the contract sum of \$89,248.50 to perform the following:

tear off modified bitumen roofing and shingles on barrel roof (up to 2 layers), install 3" ISO board insulation mechanically fastened to the roof deck; install and fully adhere EPDM rubber roofing; remove existing large "BAC" unit on south end; eliminate existing roof curb/deck platform; remove and cover all roof penetrations going to unit; eliminate roof penetration (up to 12 ft²) which does not include framing that may be required at roof deck; install round pipe flashing-EPDM -up to 8"; install flash around rooftop HVAC unit at north end; install flash around HVAC ventilation stack (up to 20 linear feet perimeter); remove gutters/down spouts

for and in said improvement, and that on November 14, 2013, the claimant completed all work required to be done by said contract and extras to the value of \$90,835.50; (See Exhibit A attached)

That at the special instance and request of Hytek Exteriors, Inc., added extra labor, services and materials to the subcontract which were also furnished to the property to the net value of \$1,587.00

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That said contractor is entitled to credits on account thereof in the sum of \$50,000.00, leaving due, unpaid, and owing to the claimant, after allowing all credits, the sum of \$40,835.50 for which, with interest, the claimant claims a lien against said Contractor and Owner(s) on said land and improvements and on the money or other consideration due or to become due from the Owner under said contract.

Dated: January 17, 2014

A.G ROOF MASTERS,
an Illinois corporation

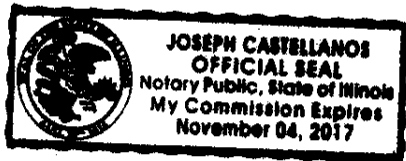
By: Adam Godinez
Adam Godinez, President

STATE OF ILLINOIS)
) ss.
COUNTY OF Illinois)

The affiant, Adam Godinez, being first duly sworn on oath, deposes and says that he is the President of A.G ROOF MASTERS, the claimant, that he has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true. Adam Godinez

Subscribed and sworn to before me this 17th day of JANUARY, 2014.

Joseph Castellanos
Notary Public



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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915 Augusta St
Melrose Park, IL 60160
630.461.3151

Invoice

Date	Invoice #
11/22/2013	2013079

Hytek Exteriors Inc.
4131 W Belmont Ave.
Ste. A
Chicago, IL 60641

Terms	Project
Due on 11/29/2013	1025 Sibley Blvd. Calumet ...

Description	Qty	U/M	Amount
BARREL ROOF ONLY			
- Tear off Modified Bitumen Roofing and shingles on barrel roof (up to 2 layers).	264	SQ	9,768.00
- 3" ISO Board Insulation. Mechanically fastened to the roof deck.	264	SQ	29,040.00
- Install EPDM rubber roofing. Fully adhered.	264	SQ	47,916.00
- Remove existing large "BAC" unit on south end. Eliminate existing roof curb/deck platform. Remove and cover all roof penetrations going to unit. *All utilities must already be disconnected from unit prior to removal	1	ea	550.00
- Eliminate roof penetration (up to 12 ft2). *Does not include framing that may be required at roof deck.	3	ea	255.00
- Install round pipe flashing - EPDM - up to 8"	10	ea	675.00
- Flash around Rooftop HVAC unit. North end	1	ea	135.00
- Flash around HVAC ventilation stack (up to 20 linear feet perimeter).	7	ea	630.00
- Remove Gutters/Downspouts	650	LF	279.50
- ONE TIME DISCOUNT PROVIDED THAT THE FOLLOWING IS MET: Hytek Exteriors, Inc. agrees to pay any and all open and past due invoices to AG Construction Group, Inc from previous jobs by Saturday October 26, 2013			-5,248.50
** - NO DISCOUNT APPLIED TO THE ABOVE - Open Invoice # 2013076 paid on 11/01/2013 Check # 2282 - Open Invoice # 2013071 paid on 11/15/2013 Check # 2307			5,248.50
** - Please see attached Change Order as of 11.09.2013			1,587.00
- Payment received on 11/08/13 Check # 2293 for \$25,000.00			
- Payment received on 11/15/2013 Check # 2306 for \$10,000.00			
- Payment Received on 11/22/2013 Check # 2413 for \$15,000.00			
** Indicates a change from the original contract			

We appreciate your business!

Total	\$90,835.50
Payments/Credits	\$-50,000.00
Balance Due	\$40,835.50

Exhibit A

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AGROOFMASTERS CHANGE ORDER

1025 S Sibley Blvd.
Calumet City, IL

Orig. Contract	➤	\$89,248.50
Extras	➤	\$1,587.00
Total	➤	\$90,835.50

Date	Description	Labor	Materials	
10/28/2013	Wood Replacement / Plywood (64 ft ² @1.75). Labor & Material		\$112.00	
10/28/2013	Wood Replacement / 1"x6" (30' @ 2.50) Labor & Material		\$75.00	
11/9/2013	Repair of north east corner. Roof was sunken in about 20". Rafter was repaired. Level set back up. Bad wood replaced. Decking reset.	\$1,400.00		
➤ Total				\$1,587.00

PROPERTY OF COOK COUNTY CLERK'S OFFICE