

UNOFFICIAL COPY

CONTRACTOR'S CLAIM FOR MECHANICS LIEN



Doc#: 1405845044 Fee: \$34.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/27/2014 03:03 PM Pg. 1 of 6

STATE OF ILLINOIS)
COUNTY OF COOK)

The Lien Claimant, Insight Construction, Inc., ("Claimant"), of Oak Park, Illinois, County of Cook, State of Illinois, hereby files a Contractor's Claim for Mechanics Lien on the real estate (as hereafter described) and against the interest of the following entity in the real estate ("Owner"), and as their interest may appear apportioned or otherwise:

7322 Madison, LLC, an Illinois Limited Liability Company

and any person claiming an interest in the real estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. That on or about October 23, 2013, and subsequently, the Owner owned fee simple title to the real estate ("Real Estate") in Cook County, Illinois, commonly known as 7322 Madison #XII, Forest Park, Illinois, 60130, and legally described as follows:

UNIT XII IN THE TUSCAN LOFTS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND: LOT 5 IN BLOCK 3 IN CARNEY'S ADDITION TO HARLEM IN THE NORTHEAST VI OF THE NORTHEAST VI OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1889, IN BOOK 33, PAGE 43, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 2, 2006, AS DOCUMENT NUMBER 0612232091, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

The permanent real estate tax number is 15-13-205-032-1012

2. Claimant made a contract ("Contract") with Owner on ^{October} 23, 2013, under which Claimant agreed to provide all necessary labor, material and work for the Demolition, new storefront, window installation, framing, insulation, drywall, patching, mudding, taping, priming, tuck-pointing, wood floor installation and refinishing, HVAC ductwork installation, furnace work, plumbing fixtures, major electrical- panel, sub-panel, circuits, wiring, and project management for the amount of \$109,423.00. A copy of the Contract is attached hereto as Exhibit A. The extent of the work to be performed was later amended and in the amount of \$8,449.00.
3. The Contract was entered into by Peter Rossi and PDR Productions as the Owner's agent of the Real Estate and the work was performed with the knowledge and consent of Owner.

UNOFFICIAL COPY

4. Claimant completed the work for which Claimant claims a lien on January 15, 2014, which was the last day that work was performed under the contract.
5. As of the date hereof, there is due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$25,771.00, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate in the amount of \$25,771.00 plus interest.

Insight Construction, Inc.

By: 

President

This document has been prepared by
and after recording should be returned to:

Burton A. Brown
Law Offices of Burton A. Brown
205 W. Wacker Dr., Suite 922
Chicago, IL 60606

Property of Cook County Clerk's Office

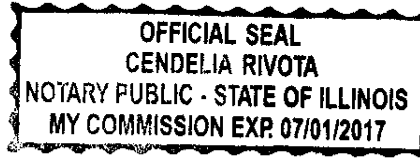
UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

The affiant, Julio De La Cruz, being first duly sworn on oath deposes and says that he is the President of Insight Construction, Inc., the Lien Claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

Julio De La Cruz

Subscribed and Sworn to before me
this 13th day of February, 2014.



Cendelia Rivota

Notary Public

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Insight Construction Inc.
 Julio De La Cruz, President

Contact Information:
 Tel. 312.287.4319
 Fax. 708.386.6502
 Email. Julio.dlc@comcast.net

Peter Rossi, PDR PRODUCTIONS							
Interior Remodeling Proposal, Project Scope of Work and Proposal							
Address:	7322 Madison, Forest Park, IL	Owner:	Peter Rossi				
			Tel. 312.243.4480				
Architect:	WDN Architecture	Contact:	Peter				
	1125 N. Marion Street, Oak Park, IL 60301						
Date:	11.4.2013	Signature:					
GENERAL PROJECT NOTES BELOW:							
Basis of Proposal:	Property walkthrough, Architectural plans and Owner's buildout requests.						
Change Order Note	Contractor will consult with Architect and Owner for any Change Orders. All Change Orders will be billed separately.						
Building Notes:	1 Per visual inspection, condominium walls do not meet fire rating code. Building inspector may require a fire rated wall. 2 Wall shared with adjacent coffee shop is not insulated. Sound insulation is required to block noise from coffee shop. 3 Electrical main shut-off switch in basement is installed against a wall with visible water leakage. This is a hazardous condition that may cause electrical fixtures and systems to malfunction. Moisture from wall may corrode electrical switch box components. Source of water penetration through wall is unknown. This issues has to be repaired. Main electrical shutoff switch box in basement has to be protected from water leaking through basement wall. 4 Front ceiling will be drywalled. Existing framing condition will be evaluated once soffits are removed.						
Exceptions:	Plumbing work by Owner's Subcontractor as a separate project and permit. Sprinkler pipe system upgrade to be performed by Owner's subcontractor as a separate project and permit.						
Design Build Notes:	Tradesmen will be responsible for the final schematic design of their respective trades subject to Owner and ADM Architecute approval. Questions from Tradesmen will be communicated to Owner and ADM Architecture as a Request for Information (RFI). HVAC sub contractor: Safe Heating and Cooling. HVAC sub contractor will be responsible for all HVAC schematic design work subject to Owner, Condo Association and ADM Architecture's approval. Front windows installation by: LP Glass. Permits by Insight Construction Inc. as separate project. Front window framing and façade by Insight Construction Inc. in preparation for front window work.						
Stairwell Railing:	Metal railings will be installed. Existing wood railing will be removed. Materials and finishes have yet to be determined.						
Electrical Notes:	Electrical for kitchen hood will be rough only. Hood model and type has not yet been determined. Electrical service will be upgraded to 200 AMP, 3 Phase per code. An electrical load calculation was made to determine electrical service load based on new fixtures, hood, range venting system and general requirements.						
Condo Association:	A Condominium Association Letter approving interior and exterior façade work will be required for this project.						
Project Timeline:	Project completion time is 12 weeks (or less) subject to Change Orders. Permits will be required for this project.						
Permit Note:	Except for plumbing and Sprinkler system work, Insight Construction Inc. will be responsible for General Contractor permits.						
Item Number	Reference:	Description	Quantity D=Day	Labor	Materials Allowance	Total	Comments
0 - DEMOLITION							
1	A1	Site cleanup.	1			\$ 1,500.00	\$1,500.00
2	A1	Site demolition, preparation	1			\$ 2,000.00	\$2,000.00
3	0	Garbage Removal (2)	3			\$ 1,000.00	\$1,000.00
01 - FRAMING							
4	1	Demolition plan: bathroom and kitchen wall, basement safety room, other.	1	\$ 2,700.00	\$500.00	\$ 3,200.00	\$3,200.00
02 - ELECTRICAL							
							\$22,000.00



UNOFFICIAL COPY

Insight Construction Inc.
Julio De La Cruz, President

Contact Information:
 Tel. 312.287.4319
 Fax. 708.386.6502
 Email. Julio.dlc@comcast.net

10	2	Demolition will require an electrician to stub out wiring left exposed by demolition. Electrical work to be performed by licensed, bonded, insured electrician.	3	\$ -	\$ -	\$ 22,000.00
03 - HVAC						
13	3	Kitchen hood type and model number to be determined. Hood will be vented externally to back of building. Ductwork will be moved to left side toward to the front of the storefront. Registers will be moved downward. HVAC system will be serviced. HVAC contractor will determine duct work run to exterior space.			\$ 5,000.00	\$ 5,000.00
	3	Bathrooms will be vented externally.		\$ -	\$ -	\$ -
04 - DOORS						
14	4	Doors to be supplied by Owner's Sub Contractor. Front entry door to be made by glass Sub Contractor. Door installation by door supplier Sub Contractor.	1	\$ -	\$ -	\$ -
05 - SPRINKLER SYSTEM						
15	5	Sprinkler System upgrade by Owner's Sub Contractor.		\$ -	\$ -	\$ -
06 - PLUMBING						
14	4	Plumbing (rough plumbing and fixture installation) by Owner's Sub Contractor.	1	\$ -	\$ -	\$ -
07 - DRYWALL						
15	5	Existing condominium side walls are not fire rated. Walls will be patched where necessary. New interior walls per Plans. Right and left wall will receive a new sheet of 5/8th drywall.	10	\$ 6,000.00	\$ 1,500.00	\$ 7,500.00
		Front ceiling will be patched as necessary.				
08 - INSULATION						
14	4	New walls will receive sound barrier insulation. Side (East/West) walls will not be insulated; ceiling will not be insulated.	1	\$ 1,500.00	\$ 800.00	\$ 2,300.00
09 - STAIRS						

UNOFFICIAL COPY

Insight Construction Inc.
Julio De La Cruz, President

Contact Information:
 Tel. 312.287.4319
 Fax. 708.386.6502
 Email. Julio.dlc@comcast.net

15	5	Opening through basement and first floor and adjacent wall will receive fire barrier foam/caulk. For example, gaps left by plumbing, electrical and HVAC work where necessary.		\$ 1,000.00	\$ 250.00	\$ 1,250.00
14	4	Use track lighting system on left and side walls. Install one pendant light (chosen by Owner).	1	\$ -	\$ -	\$ -
15	5	Plumbing fixtures to be provided by Owner.		\$ -	\$ 6,000.00	\$ 6,000.00
14	4	Floors will be repaired where necessary. For example, openings in floors will be repaired, front area where floors do leak will be removed and reset. New flooring to be installed by front windows and by bar area.	1	\$ -	\$ 9,000.00	\$ 9,000.00
		Stairwell will receive new risers and maple wood threads. Stain will be stainer same color as floors. Stain color: Walnut (samples to be submitted to Owner for approval).				
		Carpetting in back room. Sample will be submitted to Owner for approval.				
OS - PAINT						
15	5	Wall will receive one coat of prime and two coats of paint (one color) using Sherwyn Williams paint or equivalent. Owner will select wall color.		\$ 7,200.00	\$ 2,000.00	\$ 9,200.00
Cabinetry: new cabinet						\$0.00
Project Subtotal:						\$69,950.00
Project Management Fee:						\$12,591.00
Overhead/Contingencies:						\$3,497.50
Village of Forest Park \$10,000 Bond:						\$250.00
Village of Forest Park Permits:						\$1,399.00
OUTSTANDING BALANCE:						\$87,687.50