

UNOFFICIAL COPY

CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

NOTICE AND CLAIM FOR MECHANICS LIEN

17608 S. Walter – Lansing, Illinois (G Slow Construction Services, LLC, Rebuilding America March 14, LLC)



Doc#: 1426846059 Fee: \$39.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2014 10:06 AM Pg: 1 of 11

Property of Cook County Clerk's Office
NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS)

COUNTY OF WILL)

SS

NOTICE AND CLAIM FOR LIEN

Notice is hereby given and claim made that the undersigned, Construction and Property Management Solutions, Inc. (hereinafter "Claimant") 17844 West Bluff Road – Unit #2 – Lemont, Illinois 60439, claims a mechanic's lien under the law entitled "An Act Relating to Contractors' and Materialmen's Liens", known as Mechanics' Liens, "770ILCS 60/1, et seq., and states:

1. On or about July 14, 2014, Claimant entered into a contract with G Slow Construction Services, LLC (the "Contractor") 20855 South La Grange Road – Ste. #210 – Frankfort, Illinois 60423 and Rebuilding America March 14, LLC (the "Owner") to perform rehab work (electrical, plumbing, carpentry, painting) per schedule of values provided and approved by G Slow Construction Services, LLC. for the following described premises:

17608 S. Walter – Lansing, Illinois
PIN (S) #30-29-313-044-0000

(See attached Legal Description)

2. Pursuant to the contract, Construction and Property Management Solutions, Inc. completed the furnishing of labor and material for the rehab work (electrical, plumbing, carpentry, painting) per schedule of values as directed and there was entitled to payment of all monies due it under the contract agreement for the rehab (electrical, plumbing, carpentry, painting) work in the amount of \$13,470.35. All of the materials, labor and services furnished and delivered by the Claimant were furnished and delivered to, and used in and about, the improvement of the premises, and of the building and other improvements thereon.

3. There is now due and owing to the Claimant, for the furnishing, delivery and performance of the material, labor, and services, as mentioned above, after allowing to the owner all just credits, deductions and setoffs, the sum of \$8,061.90 all of which is still due and unpaid; all as per the following account:

Amount Due under Agreement:	\$13,470.35
Credits, deductions, and setoffs:	5,408.45
Balance Due:	\$ 8,061.90

*Includes \$1,150.00 Credit from other project

*Claimant's unpaid invoices are attached hereto and made part hereof:

UNOFFICIAL COPY

CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

NOTICE AND CLAIM FOR MECHANICS LIEN

17608 S. Walter – Lansing, Illinois (G Slow Construction Services, LLC, Rebuilding America March 14, LLC)

4. Construction and Property Management Solutions, Inc. claims a lien upon the above described premises and all improvements including the material, labor and services furnished thereon, and against the moneys or other consideration due or to become due from the owner under the original contract agreement, and against all persons interested therein, in the amount of \$8,061.90, plus interest according to the statute.

CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

BY Joseph T. Zosky
Joseph Zosky, its President

State of Illinois
County of Will

Joseph Zosky, being first duly sworn, on oath deposes and states that he is the Claimant; that he has read the foregoing claim for lien and knows the contents thereof, and that the statements herein are true.

Joseph T. Zosky
Joseph Zosky

Subscribed and sworn to before me this 22nd day of September, 2014.

Barbara L. Meehan
Notary Public



UNOFFICIAL COPY

CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

NOTICE AND CLAIM FOR MECHANICS LIEN

17608 S. Walter – Lansing, Illinois (G Slow Construction Services, LLC, Rebuilding America March 14, LLC)

LEGAL DESCRIPTION

LOT 40 (EXCEPT THE SOUTH 10 FEET THEREOF) AND LOT 41 IN BLOCK 6, IN AIR PORT ADDITION, A RESUBDIVISION OF CERTAIN LOTS IN CALUMET BERNICE ADDITION, BEING A SUBDIVISION OF THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #30-29-313-044-0000

Commonly known as 17608 South Walter – Lansing, Illinois

UNOFFICIAL COPY

CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

NOTICE AND CLAIM FOR MECHANICS LIEN

17608 S. Walter – Lansing, Illinois (G Slow Construction Services, LLC, Rebuilding America March 14, LLC)

Delivery via Certified Mail to the following parties:

G Slow Construction Services, LLC (Agent – General Contractor)

c/o George Steven Slowinski

14606 Park Place

Homer Glen, Illinois 60491

G Slow Construction Services, LLC (General Contractor)

20855 S. La Grange Road

Ste. #210

Frankfort, Illinois 60423

Rebuilding America March 14, LLC (Owner)

980 Scott Drive

Marco Island, Florida 34145

UNOFFICIAL COPY

Construction & Property Management Solutions, Inc.
 17844 W. Bluff Road
 Unit 2
 Lemont IL 60439
 (630) 972-2232

Contract Invoice

Invoice#: 1490

Date: 07/25/2014

License:

Billed To: G-Slow Construction Services
 20855 S. La Grange Road
 Suite 210
 Frankfort IL 60423

Project: 17608 S. Walter
 17608 S. Walter
 Lansing IL

Due Date: 07/25/2014

Terms: Upon Receipt

Order#

Description	Amount
Job #14016 - 17608 S. Walter Lansing, Illinois	
Final billing for remodeling work completed per direction at the above location.	
Base Contract (per GSlow Budget)	12,775.35
Extra Work (AWA #1) Clean and seal coat driveway	695.00
Less down payment billed 07/14/14 - CPMS Invoice #1481 (unpaid)	-4,258.45

*A service charge of 0.00 % per annum will be charged on all amounts
 overdue on regular statement dates.*

Thank you for your prompt payment!

Non-Taxable Amount:	9,211.90
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	9,211.90

UNOFFICIAL COPY

Construction & Property Management Solutions, Inc.
 17844 W. Bluff Road
 Unit 2
 Lemont IL 60439
 (630) 972-2232

Contract Invoice

Invoice#: CM 1490

Date: 08/31/2014

License:

Billed To: G-Slow Construction Services
 20855 S. La Grange Road
 Suite 210
 Frankfort IL 60423

Project: 17508 Burnham - Lansing
 17508 Burnham
 Lansing IL

Due Date: 08/31/2014

Terms: Upon Receipt

Order#

Description	Amount
Job #14017 - 17508 Burnham Lansing, Illinois (Lipstick)	
Credit for work not completed at above location as agreed upon with Todd Bunge.	
Total Credit Amount:	-1,150.00

*A service charge of 0.00 % per annum will be charged on all amounts
 overdue on regular statement dates.*

Thank you for your prompt payment!

Non-Taxable Amount:	-1,150.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	-1,150.00

UNOFFICIAL COPY

G-SLOW Rehab Bid Form

		Purchase Requisition#			
Property ID#		Requisition Date			
Property Address		Water on at time of scope?			
17608 Water St		Yes			
City, State, Zip		Power on at time of scope?			
Lansing, IL		Yes			
Superintendent Assigned		Gas on at time of scope?			
Todd I		Yes			
GC Assigned		GC Primary Contact			
GC Address		GC Phone Number			
City, State, Zip		GC Email Address			
Vendor ID# (GP)		# of Bedrooms (calling min)		2 Bedroom on main level, 3rd up	
Square Footage of Home					

Type of Work	<input type="checkbox"/> Scope of Work Requested	GC Comments	Qty	Unit	Cost/ Sq Ft or Cost/Qty	Total Price
Exterior Scope						
Carpentry - Rough Carpentry	<input type="checkbox"/>	Service/repair deck for safety. Tighten all railings, balusters, and loose components. Repair wall, door, and latch to storage area below deck.	0	ls	100	\$ -
Electrical - Transmission and Distribution	<input type="checkbox"/>	Replace all exterior GFCI outlets and install "bubble" type in-use covers.	0	ea	55	\$ -
Electrical - Communications	<input type="checkbox"/>	Remove any existing Satellite Dishes or Antennae and all wires.	0	ea	25	\$ -
Exterior Finishes - Concrete Restoration and Clean	<input type="checkbox"/>	Replace Badly damaged Concrete Walks(Sf)	0	SF	10	\$ -
Exterior Finishes - Concrete Restoration and Clean	<input type="checkbox"/>	Patch sidewalk and/or steps.	1	ls	150	\$ 150.00
Exterior Finishes - Concrete Restoration and Clean	<input type="checkbox"/>	Power wash building exterior, patio, deck, walkways, driveway, and garage floor.	1	ls	200	\$ 200.00
Exterior Finishes - Manufactured Exterior Specialties	<input type="checkbox"/>	Repair Damaged or missing siding/soffit/fascia/rafter/rownsnouts	1	ls	80	\$ 80.00
Exterior Finishes - Manufactured Exterior Specialties	<input type="checkbox"/>	Painting - Exterior units, windows, inlets.	1	ls	900	\$ 900.00
Exterior Finishes - Manufactured Exterior Specialties	<input type="checkbox"/>	Repair/Replace Garage siding/soffit/ fascia	1	ls	325	\$ 325.00
Exterior Finishes - Masonry	<input type="checkbox"/>	Tuckpoint cracks, repair spalling, replace missing picks if possible. Fill-in around all elevations	60	SF	3	\$ 180.00
Home Improvements - Other (Please specify)	<input type="checkbox"/>	Install new mail box and address numbers.	1	ea	65	\$ 65.00
Land Improvements (Landscaping)	<input type="checkbox"/>	Cleanup landscaping. Trim bushes and trees, remove old growth or dead branches. Remulch beds at front of house. Replace grass if/where needed.	1	ls	350	\$ 350.00
Openings - Specialty Doors	<input type="checkbox"/>	Provide two programmed garage door remotes.	2	ls	75	\$ 150.00
Roofing - Roofing and Siding Panels	<input type="checkbox"/>	Repair roofing shingles where necessary	1	ls	200	\$ 200.00

UNOFFICIAL COPY

Roofing - Roofing and Siding Panels	Replace Roof Shingles - overlay		0	ls	3000	\$	-	
Roofing - Roofing and Siding Panels	Replace Roof Shingles - tearoff		0	ls	5500	\$	-	
Roofing - Roofing and Siding Panels	Repair roofing on garage		0	ls		\$	-	
Roofing - Flashing and Sheet Metal	Repair any loose flashing, reseal around fireplace		1	ls	100	\$	100.00	
Services - Waste Disposal	Remove all trash and personal items from premises, including house, garage, and grounds. Empty all trash bins. Note the following items are to remain: any existing fan remotes, any existing garage door remotes.		0	cy	50	\$	-	
Services - Waste Disposal	Dumpster		0	ls	400	\$	-	
Services - Waste Disposal	Remove all shingles, hooks, and fasteners from garage walls. Patch all holes left behind.		1	ls		\$	-	
Services - Rekeying	GC to verify all keys match if replacing exterior locks. G-Slow to rekey after closing		1			\$	-	
Swimming Pools (Non-Maintenance)	Remove any Above Ground Pool, equipment and deck. Restore landscaping.	Shore up frame on garage - try to pull in bowed walls or make good on old	0	ls	450	\$	-	
			1	ea	300	\$	300.00	
Interior Scope								
Appliances - Dryer	<input type="checkbox"/> Clean out dryer exhaust system and ensure unobstructed exhaust flow to exterior. Replace exterior dryer vent cover. Replace flexible exhaust duct. Do not install plastic or screened components on dryer exhaust systems. Clean and service existing dryer system for proper operation.		1	ls	85	\$	85.00	
Appliances - Washer	<input type="checkbox"/> Clean and service existing washer. Replace water supply hoses with braided stainless. Secure drain hose to drain.		1	ls	65	\$	65.00	
Home Improvements - Other (Please specify)	<input type="checkbox"/> If Appliances are to remain, thoroughly clean and service all existing kitchen appliances. Verify proper operation. Verify proper connections and no leaks. Verify no exposed electrical wiring. Repair/replace hardware as needed. Install anti-tip safety hardware for range.		1	ls	150	\$	150.00	
Electrical - Transmission and Distribution	Install carbon monoxide detector in basement within 3 feet of furnace flue. Install new batteries and test all detectors for proper operation. At minimum, carbon monoxide detectors must be located within 15 feet of every bedroom and within 3 feet of every exhaust flue. One per floor of living space		3	ea	65	\$	195.00	

UNOFFICIAL COPY

Electrical - Transmission and Distribution	At minimum, smoke detectors must be located in the hallway of each level, within 15 feet of every bedroom, and inside every bedroom. Strap-up all low-hanging AVV cable in basement. Tightly bundle all loose AVV cable in bedrooms and living areas. Where possible, tuck loose cables in wall and install wall jack.		6	ea	25	\$	150.00
Electrical - Communications			1	ea	25	\$	25.00
Electrical - Lighting	Update Light fixtures to builder grade brushed nickel finish. Black coach lights on exterior. New bulbs in all. Fan/light in master bedroom if possible.	Allowance, maybe bathroom and stairwell (not exposed)	2	ea	45	\$	90.00
Electrical - Lighting	Clean and test all ceiling fans. Provide means to switch on/off where missing. Extend pulls where difficult to reach. Where fans are brass colored, inoperative or not serviceable, replace with white 2-bulb surface mount light fixtures.		3	ea	15	\$	45.00
Electrical - Lighting	Replace any closet lighting with covered fluorescent style lights. Pull-chain or switched depending on location and rough-in.		0	ea	25	\$	-
Electrical - Transmission and Distribution	Inspect, service electrical system for safety and compliance. Test all electric outlets, light fixtures, and switches throughout building. Replace outlets, fixtures, switches, and cover plates where damaged/missing or not of a newer look. (allowance for up to ten outlets/switches). Properly terminate and cover any exposed wires. Secure loose AVV cables and wall jacks.	Replace A/C breaker with 30A	1	LS	400	\$	400.00
Electrical - Transmission and Distribution	Install GFCI outlets where needed for safety and compliance. At minimum, the following must be GFCI protected: all bathroom outlets and whirlpool tubs, all garage and shed outlets, all outlets serving kitchen counters, all exterior outlets, all outlets within 6 feet of sinks, all outlets in unfinished basements and crawl spaces.		3	ea	45	\$	135.00
Flooring - Carpet	Clean Carpet if in Usable Condition	order but fairly clean	800	sf	0.4	\$	320.00
Flooring - Resilient	Clean tile and grout. Recaulk where needed	skim and paint area with missing tile	4	ea	65	\$	260.00
Home Improvements - Other (Please specify)	GC to walk overall building as part of bidding process and advise G-Slow if any additional repairs are recommended for safety, compliance, or proper function. Additionally, GC to advise G-Slow if deficiencies are discovered during construction.		1			\$	-

UNOFFICIAL COPY

Home Improvements - Other (Please specify)	Note: All floors, walls, cabinets, fixtures, or other items that are not being rehabbed must be covered and protected for the duration of the job.		1				
Interior Finishes - Manufactured Casework	Replaces/repair any damaged interior trim (base, casing)	Install handrails to basement	1	ea	90	\$	90.00
Interior Finishes - Manufactured Casework	Replace any damaged interior doors, finish to match		0	ea	125	\$	-
Interior Finishes - hardware	Install Doorstops on every door		7	ea	2	\$	14.00
Interior Finishes - Paints and Coatings	Paint interior ceilings, walls and trim (if painted); Paint exterior doors and jambs, T/U if looks clean	Paint paneling and painted walls/ceilings, paint, etc. w/encoding in bathroom and kitchen.	1100	sf	2	\$	2,200.00
Interior Finishes - Paints and Coatings	Wallpaper Removal. Per sf		0	sf	1	\$	-
Interior Finishes - Plaster and Gypsum Board	Repair any holes or cracks in drywall/plaster.		2	ea	25	\$	50.00
Interior Finishes - Wall Tile	Repair Loose wall tiles, repair grout		0	sf	8	\$	-
Interior Finishes - Window Treatments	Inspect blinds and window treatments. If newer, stylish and clean, keep. Otherwise remove and replace with new 1" vinyl blinds.		9	ea	25	\$	225.00
Mechanical - HVAC	Thoroughly clean and service furnace and ductwork using qualified professionals. Ensure burners are clean. Install new batteries in thermostat. Set thermostat to HEAT at 60 degrees and set fan to AUTO. Turn off any humidifiers. Dehumidifier is to remain ON and connected to drain to keep home dry. Provide Documentation.		1	ls	350	\$	350.00
Mechanical - HVAC	Thoroughly clean and service air conditioner using qualified professionals. Repair exterior platform braces and secure to foundation wall. Install platform. Level and secure the condenser. Seal ductwork holes at interior evaporator.		1	ls	150	\$	150.00
Openings - Wood and Plastic Doors	Adjust all interior and exterior doors, knobs, and locks for proper/smooth operation. Install knobs, locks, and doorstops, where missing or damaged. Replace any keyed interior door knobs (locks with non-keyed knobs/locks. Ensure no keys are required for building egress or for access to interior rooms.		3	ea	35	\$	105.00
Openings - Wood and Plastic Doors	Reinstall existing doors that have been detached.		0	ea	25	\$	-
Plumbing - Plumbing Fixtures and Equipment	Replace water heater with new 40 gallon unit using qualified professionals. Verify water heater operation and set proper water temperature (115 deg at kitchen). Always turn water heaters off when the water supply is off.		1	ls	550	\$	550.00

UNOFFICIAL COPY

Plumbing - Plumbing Fixtures and Equipment	Test overall plumbing system when water service is restored, including water pipes, drains, faucets, fixtures, appliances, and mechanicals. Cap any open water or drain lines. Clean faucet aerators and drains where clogged. Repair/replace drain stoppers where necessary. Replace shower heads where clogged/missing/unsightly. Verify no leaks before leaving water on. Advise G-Slow if any additional work is recommended.		1	ls	200	\$	200.00
Plumbing - Plumbing Fixtures and Equipment	Inspect Bath tubs and shower bases. Clean to remove all stains. Caulk corners and fixtures.		1	ea	50	\$	50.00
Plumbing - Plumbing Fixtures and Equipment	Replace plastic/rubber water supply connectors with solid lines at all faucets, toilets, and appliances (when possible).		0	ea	50	\$	-
Plumbing - Plumbing Fixtures and Equipment	Install new p-traps and drain stoppers at all sinks.		2	ea	40	\$	80.00
Plumbing - Plumbing Fixtures and Equipment	Install new toilet seat - White		1	ea	40	\$	40.00
Plumbing - Plumbing Fixtures and Equipment	Inspect kitchen faucet and sink. Replace if not in like new condition.		0	ea	250	\$	-
Plumbing - Plumbing Fixtures and Equipment	Rod sewer line and inspect. Provide report to G-Slow		1	ls	250	\$	250.00
Services - Interior Cleaning	Provide final deep cleaning of overall building interior and garage. Remove stickers and glue from windows, doors, plumbing fixtures, etc.		1	ls	300	\$	300.00
Specialties - Storage Shelving	Install wire coated shelving if missing in any closet. (H)		0	lf	5	\$	-
Specialties - Toilet, Bath, and Laundry Specialties	Make sure all bathrooms have tp holder, robe hook, towel bar		1	ea	65	\$	65.00
	Floor Framing corrections	Assess and try to correct floor sag, jack up and add floor framing	1	ls	700	\$	700.00
	Basement painting		0	ls	400	\$	-
	Foundation Crack Repair		1	ls	800	\$	800.00

The Vendor Certifies that all cost associated with the performance of the above indicated scope of work including, but not limited to: permit fees, taxes, overhead, profit, inspection fees, labor fees, and material costs are included in the total cost indicated. Further the vendor certifies that all work performed on properties will be done in accordance to the applicable laws governing construction activities, as well as in accordance with the G-Slow process standard as

Contractor Name/ Signature:

TOTAL		\$	11,109.00
C/G Fee 15%		\$	1,666.35
Total Contract		\$	12,775.35

