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CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

NOTICE AND CLAIM FOR MECHANICS LIEN

4042 South Wabash – Chicago, Illinois (G Slow Construction Services, LLC, Rebuilding America January 14 LLC)



Doc#: 1426846061 Fee: \$36.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/25/2014 10:08 AM Pg: 1 of 8

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 June 30, 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 January 14 LLC (the "Owner") 980 Scott Avenue – Marco Island, Florida 34145 to perform carpentry and painting work per schedule of values as provided, directed and approved by G Slow Construction Services, LLC for the following described premises:

***G Slow Schedule attached**

**4042 South Wabash – Chicago, Illinois
PIN (S) #20-03-106-027-0000**

(See attached Legal Description)

2. Pursuant to the contract, Construction and Property Management Solutions, Inc. completed the furnishing of labor and material for the as directed carpentry work and there was entitled to payment of all monies due it under the contract agreement for Time and Material work in the amount of \$14,510.63. 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 \$6,387.54 all of which is still due and unpaid; all as per the following account:

Amount Due under Agreement:	\$14,510.63
Credits, deductions, and setoffs:	8,123.09
Balance Due:	\$ 6,387.54

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

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NOTICE AND CLAIM FOR MECHANICS LIEN

4042 South Wabash – Chicago, Illinois (G Slow Construction Services, LLC, Rebuilding America

January 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 \$6,387.54, plus interest according to the statute.

CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

BY Joseph T. Zosky
Joseph Zosky, Its President

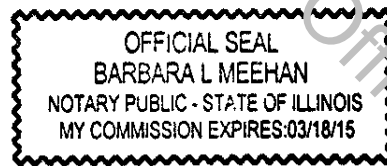
State of Illinois
County of Will

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



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CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

NOTICE AND CLAIM FOR MECHANICS LIEN

4042 South Wabash – Chicago, Illinois (G Slow Construction Services, LLC, Rebuilding America

January 14 LLC)

LEGAL DESCRIPTION

LOT 18 IN WING'S RESUBDIVISION OF BLOCK 4 IN PRYOR AND HOPKINS SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

PIN #20-03-106-027-000

Commonly known as 4042 South Wabash – Chicago, Illinois

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CONSTRUCTION & PROPERTY MANAGEMENT SOLUTIONS, INC.

NOTICE AND CLAIM FOR MECHANICS LIEN

4042 South Wabash – Chicago, Illinois (G Slow Construction Services, LLC, Rebuilding America January 14 LLC)

Delivered 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 January 14, LLC (Owner)

980 Scott Avenue
Marco Island, Florida 34145

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[REDACTED] 4042 S. Wabash (Finishing Budget)

Category	Account Number	G-Slow Construction
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BUDGET		House Square Footage	2845	
			\$	
		# of units	3	
		# of bathrooms	5	
	4135	Prime Labor	\$ 1,138.00	
	4145	Tile Labor	\$ 4,075.00	Bathroom floors, shower/tub walls, kitchen backsplash
	4155	Hardwood Labor	\$ 4,153.75	Install prefinished hardwood flooring on all floors, not halls or stairwells
	4165	Trim Labor	\$ 4,267.50	Install trim scope, picture frame windows, Chair rail in entry hall
	4185	Kitchen Cabinet Install	\$ 1,200.00	
	4195	Exterior Door Labor	\$ 2,200.00	Entry doors and stairwell door installation
	4200	Paint Labor	\$ 4,978.75	Units, Stairwells and common Hall
	4225	Towel Bar / Mirror/Door Handle Labor	\$ 1,200.00	
	4250	Closet Labor	\$ 300.00	
	4260	Blind Labor	\$ 450.00	Blinds on all windows
	4265	House Cleaning	\$ 912.00	
	4275	Doorbell/House #/Mailbox Labor	\$ 200.00	

~~\$ 25,062.00~~

\$15,933.00

Property of Cook County Clerk's Office

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

Contract Invoice

Invoice#: 1472

Date: 06/26/2014

License:

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

Project: 4042 S. Wabash
 4042 South Wabash
 Chicago IL

Due Date: 06/26/2014

Terms: Upon Receipt

Order#

Description	Amount
Job 14013 - 4042 South Wabash Chicago, Illinois	
Extra - Material Reimbursement *Labor included in Budget.	
(1) 6' x 16" Superslide Linen Shelving	
(3) 9' x 16" Superslide Linen Shelving	
(7) Two count LP Wall Brackets	
(3) Seven count back wall clips	106.05
(3) boxes of finish nails	74.44
Shims and Adhesive	30.55

*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:	211.04
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	211.04

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

Contract Invoice

Invoice#: 1477

Date: 07/03/2014

License:

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

Project: 4042 S. Wabash
 4042 South Wabash
 Chicago IL

Due Date: 07/03/2014

Terms: Upon Receipt

Order#

Description	Amount
Job #14013 - 4042 S. Wabash Chicago, Illinois	
3rd Partial Billing for work completed to date at the above location as directed. (Per Budget provided)	
Trim Labor - \$4267.50 (100% Complete)	4,267.50
Less Previous Billing	-3,841.00
Painting - \$4978.75 (90% Complete)	4,480.00
Toilet Access. - \$1,200.00 (100% Complete)	1,200.00

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:	6,106.50
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	6,106.50

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

Contract Invoice

Invoice#: 1480

Date: 07/14/2014

License:

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

Project: 4042 S. Wabash
 4042 South Wabash
 Chicago IL

Due Date: 07/14/2014

Terms: Upon Receipt

Order#

Description**Amount**

Job #14013 - 4042 S. Wabash
 Chicago, Illinois

Work thru Week Ending 07/06/14
 Billing for extra work as directed - Remove
 and reinstall the island kitchen cabinets in
 all the kitchen units. Layout on kitchen
 plan was incorrect and cannot be used to
 fit electric floor connector.

Labor - 2 hrs. @ \$35.00/hr

70.00

*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:	70.00
Taxable Amount:	0.00
Sales Tax:	0.00
Amount Due	70.00