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NOTICE OF

EQUITABLE LIEN

Mechanics

Hand delivered to:

Angel V. Barreto &
Rosa Guaman
4815 W Patterson
Chicago, IL 60641



Doc# 1706846156 Fee \$33.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2017 02:46 PM PG: 1 OF 5

I, the undersigned, do hereby certify that a valid claim in at Law and in Equity exists against, Angel V. Barreto and Rosa Guaman, and against the following described Real Estate, to wit:

THE EAST 33 – 1/3 FEET LOT 63 IN KOESTER AND ZANDER'S WEST IRVING PARK SUBDIVISION IN THE NORTH ½ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-21-231-015-0000

Address of Real Estate: 4815 W Patterson, Chicago, IL 60641

Based on rights asserted under and further specified in the attached contract, for seller's failure to pay contractor as agreed.

Date this 28th of February, 2017

Desiree Ramos

Signed

Desiree Ramos, Principal
Bax Development Group, LLC

Received:

Angel Barreto
Angel V. Barreto
Rosa A. Guaman
Rosa Guaman

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public and for said County, in the state afore said, DO HEREBY CERTIFY THAT, DESIREE RAMOS, PRINCIPAL OF BAX DEVLEPMENT GROUP, LLC personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that she signed, sealed and delivered the said instrument as her free and voluntary act, for uses and purposes therein set forth.

Given under my hand and official seal, this

20th day of February 2017



Carmen Marie Bahamon
Notary Public

Commission expires 11/22/20

Prepared By: Bay Development Group, LLC
1010 Lake St. #200
Oak Park, IL 60301

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BAX DEVELOPMENT GROUP, LLC

Contractual Agreement

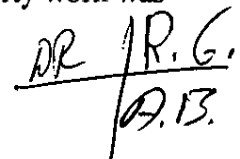
This agreement, is made this 15th of December, 2016, shall set forth the whole agreement, in its entirety, between Contractor & Customer

Contractor: Bax Development Group, LLC, referred to herein as Contractor
Address: 1010 Lake Street #200, Oak Park, IL 60301

Customer: Angel V. Barreto & Rosa Guaman referred to herein as Customer
Job Location: 4815 W Patterson, Chicago, IL 60641

Contractor & Customer agree to the following:

1. **Independent Contractor:** Contractor & Customer intend this agreement to be one of Independent contractor & customer. Contractor retains the sole right to control or direct the manner in which the prescribed herein are to be performed.
2. **Services Provided:** Contractor agrees to perform the services in this agreement (as contained in Exhibit "A" Scope of Work, attached hereto and made a part hereof by reference).
3. **Contract Assignment:** Contractor will perform what scope of work specifies or says, any other issues or extra work that may rise during the construction it will be a change of order.
4. **Change orders:** Any work above & beyond the scope of work will be in a written form made by the contractor & submit customer, both Contractor & Customer is to agree on the work order. No extra work to be done without a work order.
5. **Laws & Permits:** Fees & Notices: Contractor is responsible for complying with all require laws, and obtaining permits and fees & posting notices required to perform the work stated herein.
6. **Inspections:** Contractor is responsible for arranging & passing all inspections require by city inspectors. Any extra work or items that the city requires to do to bring up to code not specified in the scope of work will be charge extra.
7. **Clean up Contractor:** Contractor is responsible for cleaning up/hauling and disposal of any debris created by services perform, contractor to leave his work area in a broom clean condition at the end of every work day.
8. **Commencement & Completion of Schedule.** The work described in Exhibit "A" is scheduled to start December 16, 2016, The contractor should complete the above work in a professional and expedient manner, by no later than 14 days from start date.
9. **Payments to contractor:** All payments to be made to Bax Development Group, LLC. Customer will be responsible for all payments to contractor. Payments are due upon completion.
10. **Failing of payments to contractor from customer:** If for any reason the customer does not pay the contractor, a lien will be put on the property work was performed, 4815 W Patterson, Chicago, IL 60641.


 AR / R.G.
 A.B.

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BAX DEVELOPMENT GROUP, LLC

Contractual Agreement

Exhibit "A" – Scope of work

December 15, 2016

Job Site:

4815 W Patterson
Chicago, IL 60641

Exterior

1. Roof Overlay of main building.
 - a. Set up safety as per company policy, Low areas to be built-up, Prepare roof for overlay of New Appex 4.5 5 M heat applied bitumen torch down system per manufacturer's specifications., Flash parapet wall, pipes, with bitumen torch-down material, fully adhered. Apply 2-year lucas aluminum coating, Remove reset and reseal couplings per company standards using Lucas brand roofing cement. Clean and properly dispose of all resulting debris
2. Minor landscaping
3. Tuckpointing – face and sides, where needed.

Mechanicals

1. Service existing furnace – maintenance clean up

1st Unit Level 1

Stairs

1. Repair front stairs from 1st floor to basement
2. Repair back stairs from 1st floor to basement

Walls

1. Refresh coat of paint throughout unit including basement & hallway

Bathroom

1. Bath tub to remain
2. Install new vanity
3. Tub to be refinish
4. Install new faucet, toilet, towel holders, mirror

Kitchen

1. Repair kitchen Cabinets
2. Treat existing granite
3. Install new hardware
4. Install new stainless steel faucet
5. Minor plumbing work to install fixtures

*DL / R.G.
A.B.*

Hardwood Floors

1. All hardwood floors to be remain, sand it, stain & varnish 2 coats

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BAX DEVELOPMENT GROUP, LLC
Contractual Agreement

2nd Unit – level 2

Walls

1. Refresh coat of paint throughout unit including basement & hallway

Bathroom

1. Bath tub to remain same as tile on the wall & floor, toilet & vanity
2. Install new vanity
3. Tub to be refinish
4. Install new faucet, toilet, towel holders, mirror

Kitchen

1. Repair kitchen Cabinets
2. Treat existing granite
3. Install new hardware
4. Install new stainless steel faucet
5. Minor plumbing work to install fixtures

Hardwood Floors

1. All hardwood floors to be remain, sand it, stain & varnish 2 coat

Total **\$24,900** - Customer will pay contractor in full upon completion.

Respectfully

Bax Development Group, LLC

Customer:

Desiree Ramos
Desiree Ramos

Angel V. Barreto 12/15/16
Angel V. Barreto Date

Rosa A. Guaman 12-16-2016
Rosa Guaman Date

DL/R.G.
A.S.