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Doc# 1733449471 Fee \$34.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/30/2017 02:32 PM PG: 1 OF 6

Recording requested by: MARJIA PETKAJ
When recorded, mail to:
Name: MARJIA PETKAJ
Address: 5080 KOSCIUSKO ROAD
City/State/Zip: NORDEMBROOK IL 60062

Space above reserved for use by Recorder's Office
Document prepared by:
Name MARJIA PETKAJ
Address 5080 KOSCIUSKO ROAD
City/State/Zip NORDEMBROOK IL 60062

Claim of Lien

State of ILLINOIS
County of COOK

I, MARJIA PETKAJ, being duly sworn, state the following:
In accordance with an agreement to provide labor and/or material, I did furnish the following labor and/or materials:

on the following described real property located in COOK County, State of
668-700 W STANLEY PARK ROAD commonly known as:
CHRYO IL

and legally described as:

SEE ATTACH

which property is owned by PMMI 700 CONDO ASSOCIATION, whose address is
668-700 W STANLEY PARK ROAD CHRYO IL 60663, of a total value
of \$ 34,000, of which there remains unpaid \$ 14,977.14, and I further state that I
furnished the first of the items on the date of 9-7-17, and the last of the items on

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the date of 11-29-17

I hereby, under the laws of the State of Illinois, claim a lien against the above-described property in the amount of money, stated above, which remains unpaid to me.

Marija Pekaj
Signature of Person Claiming Lien

MARIJA PEKAJ
Name of Person Claiming Lien

Address of person claiming lien:

NOTARY CERTIFICATION FOR CLAIM OF LIEN

State of Illinois

County of Cook

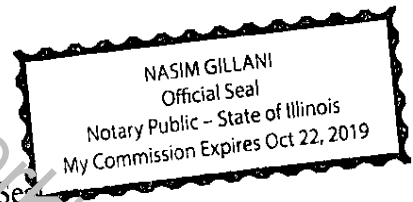
On 11-30-17 (date), Marija Pekaj (name of claimant), came before me personally, and duly sworn on oath, and under penalty of perjury, stated that he or she is the claimant described in the above claim of lien and that he or she has read the foregoing claim of lien and has knowledge of and personally knows the foregoing statement of claim of lien which he or she subscribed is true and correct and is not frivolous, nor clearly excessive, and is made with reasonable cause. Subscribed and sworn to before me on the above noted date by the above noted claimant, and proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Nasim Gillani
Notary Signature

Notary Public, In and for the County of Cook

State of IL

My commission expires: Oct. 22, 2019



CERTIFICATE OF MAILING

I, _____, certify that on this date, _____, I have mailed a copy of this Claim of Lien by USPS certified mail, return receipt requested, in accordance with the law, to:

Name: _____

Address: _____

Date: _____

Signature of Person Mailing Claim of Lien

Name of Person Mailing Claim of Lien

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Pekaj Construction LLC

3080 Koepke Road
Northbrook, IL 60062
Tel (312) 914 - 8071
Fax (847) 412 - 1710
Our Quality is Our Pride

Friday, June 9th 2017

Re:
Elevator Shaft Prep & Mech Room Build for
Essential Elevator Service, Inc.

Job Address:
Elevator Shafts G
668-670 W Irving Park Ave
Chicago, IL

Before & After Pictures of each Main Post, Brackets, Etc...-
Noting the Location on each Photo is required & must be submitted
throughout the construction process for approvals, completion and payments.

We propose to do the following work:

We will build new mechanical room, reframe and install doors, and prep pit and shaft for paint and platform installation in respective elevator shafts.

Elevator G:

Mechanical Room, Framed with metal studs to approx. 60"x74" interior dimensions, insulated with R-13 fiberglass insulation. 5/8" drywall to be used throughout. Bottom 1ft interior and exterior perimeter to be durock and wolframized 2x4's to prevent moisture issues. 14x14 breathing vent to be installed.

Rebuild hoistway to drawing dimensions. Install tower support which must be plumb (4x6). Old elevator to be removed from hoistway. Rebuild 24" deep concrete pit with 6" base as per specs. Inside shaft, rebuild from ground to top floor at 45" width, all patching of hoistway will be done after platform installation. Run 1.5" pipe on both sides of hoistway for wiring. Cover window on top floor with matte black painted plywood to retain desired architectural look. We will provide electrical in each unit as needed.

90min B-label door and commercial key lock with spring-loaded hinges will be installed.

Approx 11x6 surrounding area will be redone with concrete to serve as new walkway elevator access.

Labor & Material
\$34,000.00

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All drywall will be plastered, sanded and prepped for paint. Painting not included. All elevator entry/exit doors to be provided by elevator company and installed by Pekaj Construction LLC. Mechanical rooms will be keyed to existing master key. If any additional work is needed in individual owners units, it will be done at time & material cost.

Workman's compensation and 1mm liability insurance will be provided to G.C. All debris will be removed from the premises. Work will be done in a workmanlike manner. Jobsite will be left clean. All work to be done as per drawings and specs.

When Installing Main Posts - Brackets - Etc... to the building structure - you must take Before & After Pictures of each - noting the Location on each Photo. These Photos are critical throughout this construction process regarding approvals, completion and payments.

Please contact Homa with any questions, or instructions:

Homa Ghaemi
(312) 251-1934
hghaemi@kleinandhoffman.com

Accepted By:

This Agreement will be effective only once the requested COI is received and meets all Essential Elevator Service, Inc. submitted requirements, along with the requested W-9 Form.

Essential Elevator Service, Inc.
P. O. Box 327
Spring Grove, IL 60081
Andy Wojcik - President
June 13, 2017

AW 6-13-17

Submitted & Accepted By:

Marija Pekaj
President

Marija Pekaj 6-13-17

WAIVER OF LIEN TO DATE



STATE OF ILLINOIS

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COUNTY OF COOK

Escrow #

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by ESSENTIAL ELEVATOR SERVICE, INC. to furnish ELEVATOR SHAFT PREP & MECHANICAL ROOM BUILD for the premises known as 668-700 W IRVING PARK RD, CHICAGO BUILDING 6 of which PATTINGTON CONDO ASSN is the owner.

THE undersigned, for and in consideration of THIRTY FOUR THOUSAND (\$ 34,000) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, furnished to this date by the undersigned for the above-described premises, INCLUDING EXTRAS.*

DATE 7/25/17 COMPANY NAME PEKAT CONSTRUCTION LLC ADDRESS

SIGNATURE AND TITLE Manjiv Pejat OWNER

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, (NAME) MANJIV PEKAT BEING DULY SWORN, DEPOSES AND SAYS THAT HE OR SHE IS (POSITION) OWNER OF (COMPANY NAME) PEKAT CONSTRUCTION LLC WHO IS THE CONTRACTOR FURNISHING ELEVATOR SHAFT PREP & MECH ROOM BUILD WORK ON THE BUILDING LOCATED AT 668-700 W IRVING PARK RD, CHICAGO OWNED BY PATTINGTON CONDO ASSN

That the total amount of the contract including extras* is \$ 34000 on which he or she has received payment of \$ 0 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

Table with 6 columns: NAMES AND ADDRESSES, WHAT FOR, CONTRACT PRICE INCLDNG EXTRAS*, AMOUNT PAID, THIS PAYMENT, BALANCE DUE. Includes a row for 'TOTAL LABOR AND MATERIAL INCLUDING EXTRAS* TO COMPLETE.'

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE 7/25/17

SIGNATURE: Manjiv Pejat

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF JULY 2017

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

NOTARY PUBLIC



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Legal Description

Legal Description

UNIT "A" 3, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN AFTER REFERRED TO AS PARCEL);

PARCEL "A"

ALL OF CROSBY'S SUBDIVISION OF THE WEST 300 FEET OF LOT 14 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL "B"

THE EAST 150 FEET OF THE WEST 300 FEET OF LOT 14 IN SCHOOL TRUSTEES' SUBDIVISION AFORESAID;

PARCEL "C"

LOTS 22 TO 25 IN BITTERSWEET, A SUBDIVISION OF LOTS 13 AND 16 IN THE SCHOOL TRUSTEES' SUBDIVISION AFORESAID;

PARCEL "D"

LOTS 1 AND 6 IN SYNDER'S SUBDIVISION OF LOTS 15 IN THE SCHOOL TRUSTEES' SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 23878669, AND AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER 14-16-305-021.