



1900746018

Doc# 1900746018 Fee \$41.25

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/07/2019 11:35 AM PG: 1 OF 11

Mechanic's Lien

State of Illinois

County of Cook

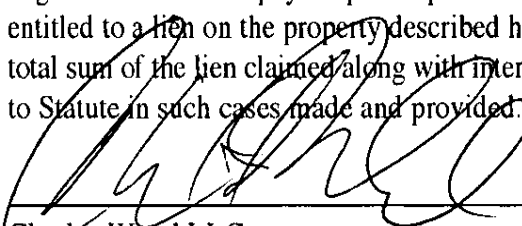
Notice is hereby given that on August 07, 2018, Charles Wood LLC, of 1321 Home Ave, Berwyn, Illinois 60402, a Contractor, commenced services at the Residential located at 2628 58th CT, Cicero, in the County of Cook, State of Illinois, more specifically known and legally described as:

402^{cu}
16-29-~~12~~027-0000

Claimant claims a lien in the amount of \$45,394.00 on the Residential and the premises or real estate on which it is erected or built, belonging to Jose Garcia whose address is 68 W 15th PL, Chicago Hts, Illinois 60411. For satisfaction of a claim which became due on November 26, 2018, upon completion of services, for a Rehab Project

Claimant signed a contract dated July 15, 2018 and was employed or furnished labor, services, equipment and/or materials under an agreement with Edwardo Garcia, 686 W 14th st, Chicago Hts, Illinois, 60411.

Claimant hereby declares that there is now due the balance of \$45,394.00 which respondents neglect and refuse to pay despite requests and demands for payment. For this reason, Claimant is entitled to a lien on the property described herein and the improvements located thereon for the total sum of the lien claimed along with interest on the maturity of the debt as allowable according to Statute in such cases made and provided.

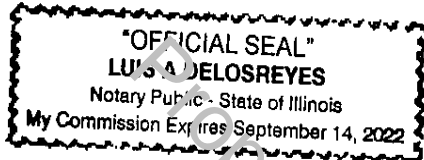

Charles Wood LLC
1321 Home Ave
Berwyn, Illinois 60402

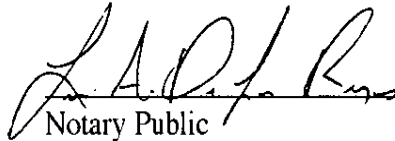
1-4-19
Date

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STATE OF ILLINOIS, COUNTY OF COOK, ss:

This Affidavit was acknowledged before me on this 4th day of January, 2019 by Charles Wood LLC, who, being first duly sworn on oath according to law, deposes and says that he/she has read the foregoing Affidavit subscribed by him/her, and that the matters stated herein are true to the best of his/her information, knowledge and belief.




Notary Public

Title (and Rank)

My commission expires Sep 14, 2022

Document Prepared By:

Charles Wood LLC
1321 Home Ave
Berwyn, Illinois 60402

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Charles Wood LLC

1321 Home Ave
Berwyn, Illinois 60402
708-582-1139
charleswood4@icloud.com

Proposal and Contract

July 23, 2018

Proposal Submitted To:

Sent via email

*We hereby submit specifications and estimate for **Repair Work***

*Price includes the following: **LABOR and MATERIAL for the completion the following scope of Work:***

Remove all existing carpet

Remove awnings for exterior of building

Remove any remaining garbage in house

Demo kitchen cabinets and appliances

Demo soffit in kitchen

Demo powder room 1st floor

Remove wallpaper in bathroom

Demo complete bathroom 2nd floor

Replace all windows in same openings. 26 openings New vinyl double-hung and casements as needed for egress

Replace all interior doors with new pre-hung doors (owners choice of style)

All new door locks on interior doors

Replace front door with same size (Owners choice of style)

Replace back door with new fiberglass door same size

New trim to match as needed

Install crown molding in living and dining area

Install chair rail in dining area

Install 6 new can lights

Move light in dining to center a table

Replace all switches and outlets throughout GFCI as needed

Install smoke and carbon detectors as needed

Supply and install new cabinets (from builders selection) (Layout to be determined with owner)

Supply and install new quartz countertops

Supply and install new toilet of powder room

Supply and install new 24" vanity for powder room

Rework entire upstairs bathroom with new plumbing

Supply and install tub, shower valve, toilet, 36" vanity, faucets, and toilet

Replace panel in hallway with new drywall

Patch as needed all walls and ceilings

Supply and install new waterproof flooring in kitchen area and into powder room

Refinish all hardwood flooring under carpet

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New carpet in bedrooms and hallway including staircase

Primer entire house

Walls 1 color 2 coats

Ceiling White 2 coats

Trim 1 color 2 coats

Basement floor epoxy paint

Drylock block walls (This will not prevent the water problem, this may need to be addressed)

Supply and install Tile in shower 2nd floor

Supply and install Tile on floor in 2nd floor bathroom

Supply and install tile same height in powder room 1st floor

Supply and install new siding on garage (Owners choice of color)

Supply and install new shingles on garage roof

Supply and install new service door for garage

Powerwash and paint back deck

Budget of \$ 3,000.00 to repair the chimney don't know how bad it really is until we get up there

Teardown garage , remove existing Concrete, and pour new garage slab for future garage

We hereby propose to furnish all labor and material to complete in accordance with the above specifications, for the sum of:

Sixty-six Thousand and 00/100 (\$ 66,00.00) Dollars

PAYMENTS AS FOLLOWS:

Deposit \$ 10,000.00 (to preorder while waiting for permits)

Payment \$ 15,000.00 when we start job

Payment \$ 20,000.00

Payment \$ 13,000.00

Final Payment \$ 8,000.00

NO PERMIT FEES INCLUDED

NO BLUEPRINTS IF NEEDED INCLUDED

All work to be completed in a workmanlike manner according to the standard practices. Any alterations or deviation from above specifications involving extra costs will be executed upon owners request, and a written change order will follow within 1 day, this will become an extra charge over and above the estimate. This proposal is subject to acceptance within 15 days and it is void thereafter at the option of the undersigned

Authorized Signature *Charles F Wood*

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are hereby accepted, You are authorized to do the work as specified, Payments will be made as outlined Above. Any need for collections on unpaid balances will be at OWNERS expense and a 2% monthly surcharge will apply

Date: _____

Acceptance _____

UNOFFICIAL COPY**Charles Wood LLC**

1321 Home Ave
 Berwyn, Illinois 60402
 708-582-1139
 charleswood4@icloud.com

EXTRA WORK ORDER
2628-1

Submitted To:
Jose Garcia
2628 58th Ct
Cicero, Illinois

We hereby submit specifications for Extra Work

Price includes the following:

LABOR and MATERIAL for the completion the following extra Work:

Coffered Ceiling in Living-room area vs just crown molding on contract	Cost \$ 3,500.00
Coffered Ceiling in Dining-room area vs just crown molding on contract	Cost \$ 3,500.00

Contract Price	\$ 66,000.00
This Change	\$ 7,000.00
Previous Change	

New Contract Price	\$ 73,000.00
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NO PERMIT FEES INCLUDED
NO BLUEPRINTS IF NEEDED INCLUDED

All work to be completed in a workmanlike manner according to the standard practices.

UNOFFICIAL COPY**Charles Wood LLC**

1321 Home Ave
 Berwyn, Illinois 60402
 708-582-1139
 charleswood4@icloud.com

EXTRA WORK ORDER
2628-2

Submitted To:
 Jose Garcia
 2628 58th Ct
 Cicero, Illinois

We hereby submit specifications for Extra Work

Price includes the following:

LABOR and MATERIAL for the completion the following extra Work:

Additional Shower in powder room

Shower valve, poured tile base and tile

Cost 2,500.00

Contract Price \$ 66,000.00

This Change \$ 2,500.00

Previous Change 2628-1 \$ 7,000.00

New Contract Price \$ 75,500.00

NO PERMIT FEES INCLUDED

NO BLUEPRINTS IF NEEDED INCLUDED

All work to be completed in a workmanlike manner according to the standard practices.

UNOFFICIAL COPY**Charles Wood LLC**

1321 Home Ave
 Berwyn, Illinois 60402
 708-582-1139
 charleswood4@icloud.com

EXTRA WORK ORDER
2628-3

Submitted To:
 Jose Garcia
 2628 58th Ct
 Cicero, Illinois

We hereby submit specifications for Extra Work

Price includes the following:

LABOR and MATERIAL for the completion the following extra Work:

With the change of the powder room to full bathroom the kitchen moved to other side of house causing the following changes:

Frame new cost closet by back door with a built in bench	Cost \$ 1,500.00
Change out patio door with new window for kitchen and reside back of house	Cost \$ 1,700.00
Demo kitchen ceiling and frame as cathedral ceiling	Cost \$ 1,500.00
Insulate and drywall cathedral ceiling	Cost \$ 1,000.00
Additional Electric for entire kitchen area	Cost \$ 3,000.00
New deck vs repair and paint old deck	Cost \$ 00.00

Contract Price	\$ 66,000.00
This Change	\$ 8,700.00
Previous Change 2628-1	\$ 7,000.00
Previous Change 2628-2	\$ 2,500.00

New Contract Price	\$ 84,200.00
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NO PERMIT FEES INCLUDED

NO BLUEPRINTS IF NEEDED INCLUDED

All work to be completed in a workmanlike manner according to the standard practices.

UNOFFICIAL COPY**Charles Wood LLC**

1321 Home Ave
 Berwyn, Illinois 60402
 708-582-1139
 charleswood4@icloud.com

EXTRA WORK ORDER
2628-4

Submitted To:
 Jose Garcia
 2628 58th Ct
 Cicero, Illinois

We hereby submit specifications for Extra Work

Price includes the following.

LABOR and MATERIAL for the completion the following extra Work:

Contract had sand and refinish existing hardwood floor. When carpet was pulled up there was little to no hardwood flooring:

Install new plywood on entire floor 1,000 sq ft	Cost \$ 1,000.00
Purchase and Install engineered floor vs sand and refinish	Cost \$ 5,200.00
Credit for sanding of floor	Refund \$ 1,500.00

Contract Price	\$ 66,000.00
This Change	\$ 4,700.00
Previous Change 2628-1	\$ 7,000.00
Previous Change 2628-2	\$ 2,500.00
Previous Change 2628-3	\$ 8,700.00

New Contract Price	\$ 88,900.00
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NO PERMIT FEES INCLUDED
NO BLUEPRINTS IF NEEDED INCLUDED

All work to be completed in a workmanlike manner according to the standard practices.

UNOFFICIAL COPY**Charles Wood LLC**

1321 Home Ave
 Berwyn, Illinois 60402
 708-582-1139
 charleswood4@icloud.com

EXTRA WORK ORDER
2628-5

Submitted To:
 Jose Garcia
 2628 58th Ct
 Cicero, Illinois

We hereby submit specifications for Extra Work

Price includes the following.

LABOR and MATERIAL for the completion the following extra Work:

Additional work for new soffit fascia and gutter not included in Contract
 Agree to split cost 50 / 50

Total for new soffit fascia and gutters
 Credit for 50% of work

Cost \$ 4,000.00
 Refund \$ 2,000.00

Contract Price	\$ 66,000.00
This Change	\$ 2,000.00
Previous Change 2628-1	\$ 7,000.00
Previous Change 2628-2	\$ 2,500.00
Previous Change 2628-3	\$ 8,700.00
Previous Change 2628-4	\$ 4,700.00

New Contract Price **\$ 90,900.00**

NO PERMIT FEES INCLUDED
NO BLUEPRINTS IF NEEDED INCLUDED

All work to be completed in a workmanlike manner according to the standard practices.

UNOFFICIAL COPY

Charles Wood LLC

1321 Home Ave
Berwyn, Illinois 60402.
708-582-1139
charleswood4@icloud.com

EXTRA WORK ORDER 2628-6

Submitted To:
Jose Garcia
2628 58th Ct
Cicero, Illinois

We hereby submit specifications for Extra Work

Price includes the following.

LABOR and MATERIAL for the completion the following extra Work:

Do to the appearance of the basement walls ridged insulation was added to the upper part of the basement walls and full length was added to where framed walls are

Cost \$ 750.00

Contract Price	\$ 66,000.00
This Change	\$ 750.00
Previous Change 2628-1	\$ 7,000.00
Previous Change 2628-2	\$ 2,500.00
Previous Change 2628-3	\$ 8,700.00
Previous Change 2628-4	\$ 4,700.00
Previous Change 2628-5	\$ 2,000.00

New Contract Price **\$ 91,650.00**

NO PERMIT FEES INCLUDED

NO BLUEPRINTS IF NEEDED INCLUDED

All work to be completed in a workmanlike manner according to the standard practices.

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THE SOUTH 16 2/3 FEET OF LOT 7 AND THE NORTH 16 2/3 FEET OF LOT 8 IN BLOCK 2 IN CLYDE'S FIRST DIVISION, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF SAID WEST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 16-29-402-027-0000

Address of Real Estate: 2628 S. 58th Ct., Cicero, IL 60804