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1913516051

Doc# 1913516051 Fee \$39.00

Instrument Prepared By
And Recording Requested By:

DAVE FOWLER
FOWLER CORPORATION
180 N. EAST RIVER RD.
DES PLAINES, IL
60016

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2019 04:12 PM PG: 1 OF 11

Space Above For Recorder's Use

ORIGINAL CONTRACTOR'S CLAIM OF LIEN

In the Office of the Recorder of Deeds
County of COOK, State of Illinois

<p>Claimant: (Name and Address) FOWLER CORPORATION 180 N. EAST RIVER RD. DES PLAINES, IL 60016</p>	<p>Services Services, labor, materials, equipment, and/or work provided by the Claimant: NEW WATER/SEWER SERVICE & INTERIOR PLUMBING</p>
<p>Property Owner: (Name and Address) RAFAL & MARTA KSELCZOTEK 4 N. SCHOOL ST. MT. PROSPECT, IL 60056</p>	<p>Property. Services were furnished in the improvement and/or construction of real property described as follows: 309 N. ELM ST. MT. PROSPECT, IL 60056</p>
<p>Amount of Claim: \$ <u>7,800.⁰⁰</u></p>	<p>County: <u>COOK</u> State of Illinois</p>
<p>Total Amount of Contract: \$ <u>19,800.⁰⁰</u></p>	<p>Legal Property Description: PARCEL # 0334406008</p>
<p>Contract Type: <u>WRITTEN</u></p>	
<p>Date of Contract: <u>12/18/18</u></p>	
<p>Date Last Furnish of Services: <u>1/16/19</u></p>	

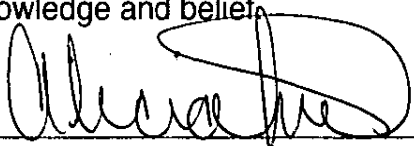
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THE UNDERSIGNED LIEN CLAIMANT, above-identified as the Claimant, hereby files a claim for a Mechanic's Lien against the above-identified Property Owner, and all other parties having or claiming an interest in the real estate above-identified as the Property.

The Claimant contracted with the Property Owner by entering into the contract above-identified and described as the Contract. The contract was such that the Claimant would provide the above-described Services to the Property for the total cost of the contract, above-identified. The Claimant states that it did so provide the above-described Services.

The Claimant has furnished labor and/or materials to the Property on the date above-indicated.

After giving the Property Owner all just credits, offsets and payments, the balance unpaid, due and owing to the Claimant is above-identified as the Amount of Claim; for which, with interest, the Claimant claims liens on the Property and improvements.

State of Illinois County of <u>COOK</u>	Signed on: <u>5/15/2019</u>
On the date indicated to the right of this verification, Claimant, represented by <u>David T Fowler</u> , personally came and appeared before me, and voluntarily executed this instrument. The deponent says that s/he has read the foregoing Claim of Lien and knows the contents thereof, that as the appointed agent for the Claimant the deponent has been provided the information indicated in this notice, and that the same is true upon the deponent's information, knowledge and belief.	Signature: <u>[Signature]</u>
 Notary Public	Company: <u>LOWLER CORPORATION</u>



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Fowler Corporation

180 N. East River Rd.

Des Plaines, IL 60016

Proposal

Date: 12/18/2018

Submitted to: Ralf K Construction

Scope of the work: 309 N. Elm St. Mt. Prospect
new plumbing

Specifically:

1. Excavate for new interior basement plumbing, remove all spoil and haul away, backfill all with CA-7 stone.
2. Provide and install new PVC sanitary lines, clean outs, floor drains. Provide and install all new venting for all sanitary connections.
3. Provide and install all new hot and cold copper

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water lines including, all hanger and brackets, thermostatic mixing valves, angle stops, and shut off valves,

4. Install all new fixtures (lavs, toilets, sinks, faucets, bathtubs, showers) supplied by owner.
5. Install all new gas lines to gas dryer, fireplace, water heater, cooktop,
6. hot water heater will be installed by us, supplied by owner.

Installation of new 1 & 1/2" water service and installation of new sanitary line to existing sanitary line (as far as the curb only, no street work)

Total Proposal Cost \$19,800.00

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Fowler Corporation

180 N. East River Rd.

Des Plaines, IL 60016

Contract

Date: 12/18/18

This Contract, by and between, Fowler Plumbing Corporation, hereinafter referred to as the "Contractor" and, RalfK Construction, hereinafter referred to as the "Owner", is entered into on

12/18/18, and will be binding to both parties.

1. All items listed in the proposal, dated 12/18/18, will become a part of this contract.
2. Payments are to be made as followed:
\$3,000 payment day work starts on site utilities
\$4,000 payment on completion of site utilities

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\$6,000 payment on completion of all PVC work

\$6,800 payment on completion of all copper and gas work and rough plumbing inspection and approval

3. Failure to make any payments by the Owner, will cause the Contractor to stop work, with no penalty to the Contractor, until such payment is made.
4. Contractor will be on site daily during the entire project, failure to do this will cause the owner to deduct \$100 per day while the Contractor is absent. This deduction will be at the discretion of the Owner.
5. Contractor will not be held responsible for any delays, beyond the Contractors control, including, weather, sickness, material delays, breakdown of any equipment owned by the Contractor, etc.
6. Owner will pay all fees associated with the

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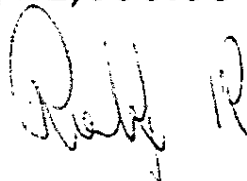
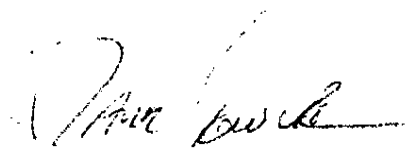
collection of any money due to the Contractor.

7. All materials and workmanship is guaranteed for a period of 1 year, from the date of the termination of the project.
8. Liability and Workmen's Compensation insurance will be supplied at the Owners request.
9. Any permits or permit fees are the responsibility of the owner.
10. If the Owner delays or abandons the project, the Contractor will be paid immediately for the cost of the work to date.
11. Contractor will not accept any back charges from the Owner, unless, Contractor has been given proper written notice of any intent to back charge, and the Contractor is given 72 hours to accept responsibility for the cause and allowed to take corrective action to repair the cause.

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- 12. This contract is an offer to enter into an agreement for the work described in the proposal stated, and is deemed an enforceable contract upon acceptance. The Owner accepts this contract either by signature, oral assent, electronic mail, scheduling or commencing the work described in the proposal, and any of these modes of acceptance shall be deemed to incorporate all of the terms of the proposal into the contract between the Contractor and the Owner.
- 13. Contractor will supply all labor and equipment necessary to complete this project in a "time is of the essence" fashion.

Total Contract Price: \$22,000.00



Construction No
Permit

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RALF K CONSTRUCTION INC 08-14
4 N SCHOOL ST
MOUNT PROSPECT, IL 60056-2539

DATE 12-27-2018 1932
70-2189/719
856
CHECK NUMBER

PAY TO THE ORDER OF EWLER CORPORATION \$ 3,000

Three thousand and no/100 DOLLARS

 **PNC BANK**
PNC Bank, N.A. 071

FOR 1st PMT Clara K Szczepk

⑆001932⑆ ⑆07192189⑆ 4827627462⑆

Property of Cook County Clerk's Office

ENCLOSURE

x *Fairway Corp.*

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[] CHECK HERE FOR DEPOSIT

DATE DEPOSITED

>071926731<
Millennium Bank #001
2018-12-27
0001511380
Batch 50090401

COOK COUNTY
RECORDER OF DEEDS

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LEGAL DESCRIPTION

PIN # 03-34-406-008

LOT 15 in BLOCK 4 in BLUEETT'S SUBDIVISION
OF PART OF THE NORTH $\frac{1}{2}$ OF THE
SOUTHEAST $\frac{1}{4}$ OF SECTION 34,
TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO PLAT THEREOF, REGISTERED
IN THE OFFICE OF THE REGISTRAR OF
TITLES OF COOK COUNTY, AS
DOCUMENT No. 1464233