



\*1929647011\*

Doc# 1929647011 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/23/2019 11:17 AM PG: 1 OF 5

Instrument Prepared By  
And Recording Requested By:

Stacey Shonkwiler  
Leland Grove Law, LLC  
1632 Sterling Avenue  
Flossmoor IL 60422  
708-794-0927

**ORIGINAL CONTRACTOR'S CLAIM FOR LIEN**

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

<p><b>Claimant:</b> The Creators Tool, Inc.</p> <p><b>Property Owner:</b> Chicago Assets, LLC</p> <p><b>Amount of Claim:</b> \$4,000</p> <p><b>Total Amount of Contract:</b> \$6,000</p> <p><b>Date of Contract:</b> September 13, 2018</p> <p><b>Last Date of Services:</b> August 20, 2019</p>	<p><b>Statement of Contract:</b> Contract for architectural consulting services, a copy of which is attached here as Exhibit A.</p> <p><b>Property:</b> The above-described contracted services were performed or furnished to the real property commonly know as:</p> <p style="padding-left: 40px;">5328 South Drexel Avenue Chicago, Cook County, Illinois</p> <p>and having the following legal property description:</p> <p>The North 25 feet of Lot 1 in James Elverson's Subdivision of the South 1/2 of Lots 5 and 6 and all of Lots 7,8,9 and 10 of Block 11 of Drexel and Smith's Subdivision to the West 1/2 of the Northwest 1/4 and the West 1/2 of the West 1/2 of the Southwest 1/4 in Section 11, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois</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 last 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.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned Claimant, by its representative James Holland, certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned Claimant, by its representative James Holland, certifies as aforesaid that it verily believes the same to be true.

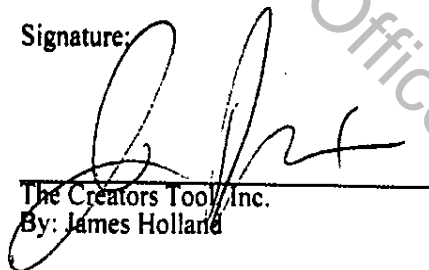
The Claimant, through its representative James Holland, has personal knowledge of the facts on which this Claim for Lien is asserted, and if sworn as a witness, could testify competently thereto.

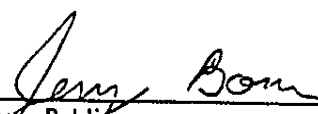
State of Illinois )  
County of Cook )

On the date indicated to the right of this verification, Claimant, through its representative James Holland, personally came and appeared before me and voluntarily executed this instrument. The Claimant, by its representative, states that it has read the foregoing Claim for Lien and knows the contents thereof, and that the statements set forth in this Claim for Lien are true and correct, except as to matters therein stated to be on information and belief, and as to such matters the undersigned Claimant, by its representative James Holland, certifies as aforesaid that it verily believes the same to be true.

Signed on: October 22, 2010

Signature:

  
The Creators Tool, Inc.  
By: James Holland

  
Notary Public



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1334 EAST 156TH STREET  
SOUTH HOLLAND, ILLINOIS 60473  
EMAIL: thecreatorstool@yahoo.com  
MOBILE OFFICE: (708) 250-8870

## THECREATORSTOOL, INC.

ARCHITECTURAL CONSULTANT

CONSTRUCTION MANAGEMENT

## PROJECT PROPOSAL

June 29, 2018

Client: Ian Atkin  
915 E. Hyde Park Blvd, Unit-D2  
Chicago, Illinois 60615  
o: (773) 690-5025  
c: (630) 336-6529  
e: atkinrealestate@yahoo.com

cc: Kenneth Casey  
Kasidesigns, P.C.

Re: Existing Multi-Family Residence  
New Exterior & Interior Renovation  
Architectural Consultant Services

Pin: 20-11-314-021-0000

This proposal is entered into the Building of September, 2018 by and between James Holland of TheCREATORSTool, Inc., and Ian Atkin of Atkin Real Estate. Chicago Assets LLC.

James Holland of TheCREATORSTool, Inc., in association with KASidesigns, Inc, hereinafter referred to as Independent Consultant, desires to provide architectural consulting services for Ian Atkin of Maplewood Renovations, Inc., hereinafter referred to as Client. The project proposal for the project located at 5328 S. Drexel Avenue, Chicago, Illinois, is as follows. The Client's major area of concern is to receive architectural permit drawings for the an existing Multi-Family Residence, on an existing City of Chicago lot, for the purpose of future construction planning, pricing and building. The Client has requested that the renovation be based on the client-submitted program, hereinafter described as **Exhibit A**:

**Exhibit A:**

- Existing Building As-Built Survey
- Complete gut rehab of three (3) Existing Tenant Unit and Basement (if applicable).
- Removal and Replacement of Exterior Wood Porch
- All associated MEP design and construction details as required per the applicable building code

**SCOPE OF SERVICES****As-Built/Schematic Design Services**

The Independent Consultant will develop as-built drawings for the existing building and site renovations. These documents shall illustrate the programmatic requirements for the new construction, based on the Client's program as noted in Exhibit A.

**Construction Document Services**

The Independent Consultant will develop the Construction Documents to satisfy the requirements of the City of Chicago Building Department for the purpose of obtaining a Building Permit. The Independent Consultant will develop the Construction Documents for the Client's purposes of future construction planning, pricing and building. The Construction Documents will be prepared under the direct control and supervision of Registered Illinois Architect Kenneth Casey. Independent Consultant is not responsible for the costs of the permits. The Independent

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Consultant requires a property survey to complete the Construction Documentation. A property survey must be obtained by Client/Owner in order to obtain a City of Chicago Building Permit. The Construction Documents deliverable shall be in the form of two sets of full-size prints (24"x 36" Bond) and PDF package.

### Permit Expediting

Permit Expediting shall be provided to Client as a part of basic services.

### Contractor Bidding Assistance

Contractor Bidding Assistance shall only be provided at the request of the Client. A description and costs associated with these services is available upon request.

### Construction Contract Administration Services

Construction Contract Administration Services shall be conducted under separate contract. A description and costs associated with these services is available upon request.

## COMPENSATION

All financial and personal data relating to the business of Independent Consultant which are confidential will be kept in the strictest confidentiality by Client. Compensation for architectural consultant services shall be as follows:

As-Built/Schematic Design	\$ 2,000.00
Construction Documentation	\$ 4,000.00
Permit Expediting	Included
<b>TOTAL PROPOSAL</b>	<b>\$ 6,000.00</b>

*Note: The above noted fees include full architectural and engineering services. Basic services shall include normal City of Chicago Building Department plan review comments and corrections as part of base fee. Independent Consultant is not responsible for the costs of the permits. A property survey must be obtained by Client/Owner in order to obtain a City of Chicago Building Permit*

*Reimbursable expenses shall include but not be limited:*

1. *Reproduction of drawings, copying, etc.*
2. *Postage and handling of drawings and/ or other pertinent documents. (i.e., messenger/ special delivery methods).*
3. *Photographic Processing.*
4. *Additional meetings above standard design document review meetings with the Owner.*

## SCHEDULE OF SERVICE AND PAYMENT

The proposed base fee(s) shall be billed & due upon completion and in accordance with the following phases of services:

### Schematic Design

Payment Schedule:

- Retainer: \$2,000.00
- Duration: Two (2) to Three (3) Weeks

### Construction Documentation

Payment Schedule:

- Balance: ~~\$4,000.00~~ *\$3,000.00* (Due at 100% completion)
- Duration: Two (2) - Three (3) weeks (Pending Owner Review/Approval)

*\$1,000.00 when permits are approved.*

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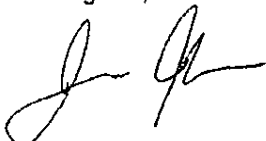
The completed construction contract documents will enable the Owner to solicit construction contracts and apply for permits required by the City of Chicago, Department of Buildings. We anticipate the permit process will take approximately one to two (1-2) months. This time frame is an estimate only and shall be taken as such. Actual time for the permit process is controlled by the City of Chicago and may be affected by various factors beyond the control of the Independent Consultant. Note: The above noted schedule(s) does not incorporate review time from the Owner.

### ADDITIONAL SERVICES

All services not specifically detailed in this proposal shall be deemed Additional Services and will be billed at a rate of \$ 150.00 per hour, minimum two (2) hours, upon written authorization by the Owner. This proposal was prepared by TheCREATORSTool, Inc. and reviewed by KASidesigns, Inc. All payments are to be made to TheCREATORSTool, Inc.

Please do not hesitate to contact me if you have questions about this proposal. We look forward to hearing from you soon and thank you for considering TheCREATORSTool, Inc. for your project needs.

Best Regards,



James Holland, Assoc. AIA, NOMA, LEED AP

CLIENT

  
Authorized Signature

09/13/2018  
Date

Property of Cook County Clerk's Office