

UNOFFICIAL COPY



ORIGINAL CONTRACTOR'S

CLAIM FOR LIEN

Cautio: Consult a lawyer before using or action under this form Neither the publisher nor the seller of this form makes any warranty With respect thereto, including any warrant of merchantability or fitness for a particular purpose.

Doc# 1935141048 Fee \$45.00

SHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/17/2019 11:33 AM PG: 1 OF 2

STATE OF ILLINOIS)

COUNTY OF COOK) SS.

Father & Sons Home

Improvement II, Inc.

28 East Avenue

Riverside, Illinois 60546

VS

Victor Vazquez, Gabriel Nunez, unknown owners, mortgage holders, and claimants:

THE CLAIMANT Father & Sons Home Improvement II, Inc. of the Village of Riverside, County of Cook, State of Illinois, does hereby file a Claim for Lien against Victor Vazquez, Gabriel Nunez, unknown owners, mortgage holders and claimants, of Cook County, of the State of Illinois, and states:

THAT on the 3rd day of December, 2015, Victor Vazquez was the owner(s) of the following described land to wit:

LOT 17 AND LOT 18 IN BLOCK 4 IN JACOBS SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 627 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PIN Number: 14-07-107-028-0000

Address: 2218 W. Berwyn, Chicago, IL 60625

That on the 3rd day of December, 2015, the claimant, Father & Sons Home Improvement II, Inc., entered into a Contract with said Victor Vazquez and Gabriel Nunez to construct a second-story addition and rear addition, as well as perform miscellaneous remodeling work, for a price of \$210,000.00 plus costs related to permits.

That on the 26th day of September, 2017, the claimant, Father & Sons Home Improvement II, Inc., entered into a Change Order with said Victor Vazquez and Gabriel Nunez the Contract was revised to provide for the demolition of an existing garage and construction of a new garage, as well as additional remodeling work and upgrades in the basement and second-story addition, for a new price of \$440,000.00, plus costs related to permits.

That the claimant incurred the additional amount of \$5,390.00 as costs related to permits.

That as of the 6th day of December, 2019, the claimant, Father & Sons Home Improvement II, Inc., had **completed the following work:** demolition of existing garage; demolition of existing basement and first floor; pouring of new concrete flooring in basement; construction of second-story addition and second-story over main house; framing of new walls in the basement, first floor and second floor; installation of hardie board siding, gutters, soffit, fascia, and downspouts on the entire structure; installation of new widows on the entire structure; demolition of existing front stairs and building of new stairs; new plumbing for basement bathroom, sink, kitchen sink, powder room, two new bathroom on the second-

S
P
S
M
SC
F
INT

UNOFFICIAL COPY

floor, and laundry room; installation of new water heater, new furnace and air conditioner; installation of new duct work for the existing house and new addition; installation of new 200 amp electrical service and new electrical for the entire structure; installation of new insulation and drywall for the first floor and second floor; delivery of hardwood floor for the first floor and second floor; delivery of new doors for the entire structure; installation of new hardwood floors on the second floor; installation of ceramic tile in the second floor bathrooms. The value of said work, including costs related to permits, is \$262,472.74,

Said owner(s) is entitled to credit for payments made in the amount of \$22,349.56, leaving due, unpaid and owing to the Claimant the amount of \$240,123.18 which, with interest, the claimant claims as a lien on said land and improvements.

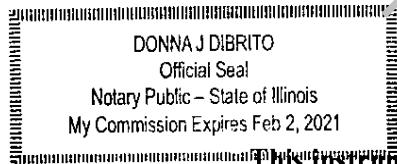
STATE OF ILLINOIS)
COUNTY OF COOK) SS

THE AFFIANT, Nancy Martinez, agent, being first duly sworn on oath deposes and says, that she is the Agent of Father & Sons Home Improvement II, Inc., Claims that she has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

X [Signature] Agent
Father & Sons Home improvement II, Inc.

Subscribed and sworn to before me on this 7th day of December, 2019

[Signature]
NOTARY PUBLIC



Mail to:

Name: Father & Sons Home Imp. II Inc.
Address: 28 East Avenue
Riverside, Ill. 60546

This instrument prepared by:
Father & Sons Home Imp. II, Inc.
28 East Avenue
Riverside, Ill. 60546

Property of Cook County Clerk's Office