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Doc# 1936145118 Fee \$48.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/27/2019 03:17 PM PG: 1 OF 7

Instrument Prepared By
And Recording Requested By:

Eugene Brown
Image World Design Inc
83 W Sibley Blvd, suite 248
South Holland, IL 60473

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

Claimant: (Name and Address)

Eugene Brown
Image World Design Inc
83 W Sibley Blvd, suite 248
South Holland, IL 60473

Property Owner: (Name and Address)

Tamille Bell
3327 Tulip Dr
Hazel Crest, IL 60429

Amount of Claim: \$ 2200

Total Amount of Contract: \$ 7200

Contract Type: Fixed Price

Date of Contract: August 31, 2019

Date Last Furnish of Services:

Services

Services, labor, materials, equipment,
and/or work provided by the Claimant:

Property:

Services were furnished in the
improvement and/or construction of
real property described as follows:
Remodeling and renovation; drywall
installation and repair, painting,
installation of ceramic tile, refinish
hardwood floors, kitchen and baths
(cabinets, counters, fixtures)

County: COOK
State of Illinois

Legal Property Description:

3327 Tulip Dr
28-26-203-022-0000 PIN
One story residence, any age, 1,000
to 1,800 square feet

See Attached

S Y
P 2
S -
M -
SC Y
E -
INT Y

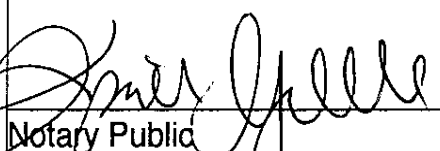
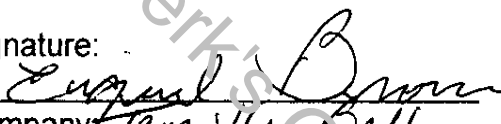
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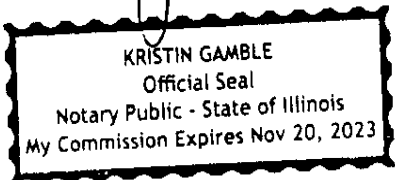
THE UNDERSIGNED LIEN CLAIMANT, above-identified as the Claimant, hereby files a claim for a Mechanic's Lien against the above-identified Property Owner, and all other parties having or claiming an interest in the real estate above-identified as the Property.

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.

<p>State of Illinois County of <u>Cook</u></p> <p>On the date indicated to the right of this verification, Claimant, represented by _____, 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.</p> <p> _____ Notary Public</p>	<p>Signed on: <u>12/27/19</u></p> <p>Signature: </p> <p>Company: <u>Temille Bell</u></p>
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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 28262030220000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website www.cookcountyclerk.com

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

282620302213500351189005860010										
AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	SUFF	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME ITEM
██████████
██████████
33

AREA	SUB-AREA	BLOCK	PARCEL	TAX CODE
28	26	203	022	1350

HAZELCREST HIGHLANDS
EIGHTH ADD SUB

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
26	36	13				510

1966 DIVISION

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	SUFF	FIRST SUFFIX	SECOND SUFFIX	THIRD SUFFIX	CARD
0	0	0	0	0	0	0	0	0	0	0	0
1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9

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3327 Tulip Lane Hazel Crest Illinois

From: Eugene Brown (genobrown_imageworld@yahoo.com)

To: bellwriter@yahoo.com

Date: Sunday, December 15, 2019, 07:53 AM CST

This is email is pursuant to your agreement to pay Image World Design for our remodeling/renovation services dated August 31, 2019 for the total amount of \$7,200, balance owing and currently past due \$2,200.

Your failure to pay as per our agreement and denial of access represents a breach of contract.

Please make your payment of \$2,200.00 no later than December 20, 2019 (Image World Design 83 W Sibley Blvd, suite 248 South Holland, IL 60473). If you fail to respond, I will be compelled to pursue legal action.

Thank you in advance for your prompt attention to this matter. I look forward to hearing from you. If you have any questions, please do not hesitate to contact me at 708-935-8972

Sincerely,

Eugene Brown
Image World Design Inc.

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Image World Design
Phone: 708-433-4972
E-mail: gmc@imageworld@yahoo.com
83 W Sibley Blvd, Suite 348
South Holland, IL 60473

REMODELING PROPOSAL

August 31, 2019

Ms. Tamille Bell

Email: Bellwriter@yahoo.com

3327 Tulp Lane

Hazel Crest, IL

We hereby submit specifications and estimates for:

- Remove all debris from property.
- Exterior back deck: rails - scrape peeling paint, apply stain.
- Exterior front Porch Handrail - install one hand rail
- Exterior Siding - Replace missing vinyl siding on one side of house
- Kitchen - Install ceiling fan,
- Foyer - Remove and replace tile
- Interior Stairs - Sand and varnish stairs up and down
- Interior Stairs - tightened handrail for interior stairs
- Interior - Install smoke detector in hallway
- Basement closet - install bifold door
- Basement - replace service door to garage, with fire rated door
- Service water heater and furnace
- Garage - Repair garage opener
- Interior - Repair walls and trim and paint interior of house.
- Basement - Clean carpet in basement

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- Interior - Clean entire house
- Kitchen - Install appliances (owner to provide to all appliances and water supply lines) microwave, stove, refrigerator and dishwasher.
- Exterior - Repair and replace all missing and damaged window and patio door screens.
- *Screens for all windows Room Replaced*
- *Faucet in laundry*
- *Cement floor in basement / painted or your suggestion*
- *Downstairs railing replaced, it's missing*
- *Vanity in downstairs bathroom. It has water damage on the bottom.*

The Contractor agrees to supply labor and supervision to complete the work in accordance with the Contract Documents. All labor to be completed in workman-like manner.

All materials mid-grade and neutral colors (unless owner selects). Owner to supply all kitchen appliances as noted above.

We propose:

hereby to furnish labor in accordance with above specifications for the sum of:

seven thousand, two hundred dollars (\$7,200)

Payments to be made as follows:

- \$3200 deposit, to begin work
- \$2000 payment due at completion of repair of exterior work and painting of interior
- \$2000 payment due at completion

TERMINATION CONDITIONS

THE CLIENT MAY TERMINATE THE USE OF THE CONTRACTOR'S SERVICES WITHOUT CAUSE, A 3% CANCELLATION FEE AND PAYMENT FOR ALL WORK COMPLETED PRIOR TO THE DATE OF SUCH TERMINATION WILL BE REFUNDED. THE CLIENT HAS THE RIGHT TO CANCEL THE CONTRACT BY MIDNIGHT OF THE DAY AFTER HE/SHE SIGNS THE ACCEPTANCE AGREEMENT. UPON WRITTEN NOTICE, ALL DEPOSITS AND RETAINERS WILL BE REFUNDED WITHIN 10 BUSINESS DAYS.

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OCCUR BY ANY INDIVIDUALS OTHER THAN IMAGE WORLD DESIGN DURING THE PERIOD OF TIME COVERED BY PERMIT SECURED BY IMAGE WORLD DESIGN.

RIGHT TO STOP WORK:

IF PAYMENT IS NOT RECEIVED BY THE CONTRACTOR WITH (7) DAYS AFTER THE DELIVERY OF PAYMENT DEMAND FOR WORK SATISFACTORILY COMPLETED, THE CONTRACTOR HAS THE RIGHT TO STOP WORK OR TERMINATE THE CONTRACT AT HIS OPTION.

WARRANTY:

AT THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL EXECUTE AN INSTRUMENT TO OWNER WARRANTING LABOR FOR (1) YEAR AGAINST DEFECTS IN WORKMANSHIP OR MATERIALS UTILIZED. NO LEGAL ACTION OF ANY KIND RELATING TO THE PROJECT, PROJECT PERFORMANCE, OR THIS CONTRACT SHALL BE INITIATED BY EITHER PARTY AGAINST THE OTHER PARTY AFTER (1) ONE YEAR BEYOND THE COMPLETION OF THE PROJECT OR CESSATION OF WORK.

THIS RECONSTRUCTION AGREEMENT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES. THERE ARE NO UNDERSTANDINGS, AGREEMENTS, OR ORAL REPRESENTATIONS, NOT SPECIFIED HEREIN REGARDING THIS RECONSTRUCTION AGREEMENT. NO AMENDMENT, CONSENT, OR WAIVER OF TERMS OF THIS AGREEMENT WILL BIND EITHER PARTY UNLESS IN WRITING AND SIGNED BY ALL PARTIES. ANY SUCH AMENDMENT, CONSENT, OR WAIVER WILL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. BOTH PARTIES, BY SIGNATURE BELOW, ACKNOWLEDGE HAVING READ AND UNDERSTOOD THIS RECONSTRUCTION AGREEMENT AND AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS.

IN WITNESS WHEREOF, THE PARTIES HAVE DULY EXECUTED THIS CONTRACTOR RECONSTRUCTION AGREEMENT AS OF THE EFFECTIVE DATE.

[Handwritten Signature]

OWNER SIGNATURE (OWNER) DATE

[Handwritten Signature]

IMAGE WORLD DESIGN, INC.

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