



Doc# 2112041127 Fee \$49.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 02:33 PM PG: 1 OF 8

IN THE CIRCUIT COURT OF COOK COUNTY,
ILLINOIS COUNTY, CHANCERY DIVISION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

BRASFIELD CONSTRUCTION Inc.,)
)
CLAIMAINT,)
)
v.)

CHATHAM COURT CONDO ASSOCIATION,)
Et Unit Owners of Record,)
UNKNOWN OWNERS and)
NONRECORD CLAIMANTS)
8136-8146 S. Drexel Ave,)
CHICAGO, ILLINOIS 60619,)
OWNERS/DEFENDANTS.)

SWORN STATEMENT OF INTENTION TO HOLD LIEN
(NOTICE OF MECHANIC'S LIEN)

To Owner/Agent: CHATHAM COURT CONDO ASSOC
Attn: T.H.E. MANAGEMENT INC.
3448 N. Pulaski Rd,
CHICAGO, ILLINOIS 60641,

To Mortgagee: Unit Owners & Mortgage Companies of record

The Undersigned, first being duly sworn, makes this sworn statement of intention to hold a lien upon the property described below and says that:

1. The undersigned, **BRASFIELD CONSTRUCTION Inc.**, having a place of business located at 448 Bluebird Dr., Bolingbrook, IL., 60440, acting as the prime contractor for the Home Owners Association, **Chatham Court Condo Association** (hereinafter referred to as "owner(s)"), to provide the labor and material to Demolition of water damaged unit & Mold remediation intends with regard to this work so furnished by it to hold a lien on the land, improvements and

8138-1

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fixtures erected thereon, and on your interest as the owner of the Real Estate commonly known as:

**8138 S. Drexel Ave., Unit 1,
CHICAGO, ILLINOIS 60619**

and legally described as:

PARCEL 1:

UNIT NUMBER 8138-1 IN THE CHATHAM COURT CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 13, 14, 15, AND THE NORTH 10.30 FEET OF LOT 16 IN CALVIN B. BEACH'S. RESUBDIVISION OF LOTS 1 TO 46 BOTH INCLUSIVE IN CORNELL, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED ON JUNE 09, 2004 AS DOCUMENT NUMBER 0416110061; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Permanent Index Number: 20-35-115-022-1005; 20-35-115-019-0000

Commonly Known As: 8138 S. Drexel Ave., Unit 1, Chicago, Illinois 60619.

Lien to be applied to all Permanent Index Number within property location as follows:

20-35-115-022-1001; 20-35-115-022-1002; 20-35-115-022-1003; 20-35-115-022-1004; 20-35-115-022-1005; 20-35-115-022-1006; 20-35-115-022-1007; 20-35-115-022-1008; 20-35-115-022-1009; 20-35-115-022-1010; 20-35-115-022-1011; 20-35-115-022-1012; 20-35-115-022-1013; 20-35-115-022-1014; 20-35-115-022-1015; 20-35-115-022-1016; 20-35-115-022-1017; 20-35-115-022-1018; 20-35-115-022-1019; 20-35-115-022-1020; 20-35-115-022-1021; 20-35-115-022-1022; 20-35-115-022-1023; 20-35-115-022-1024; 20-35-115-022-1025; 20-35-115-022-1026

as well as on all machinery, tools, stock or material, work finished or unfinished, located in or about such shop, mill, wareroom, storeroom, manufactory or other building, and upon all buildings, other structures and improvements and fixtures located thereon by the undersigned in the installation, erection, construction, altering, repairing, demolition, and/or removing of said buildings, structures, improvements, and/or fixtures for such work and labor and for such materials and machinery located upon said real estate, the improvements thereon, and/or any leasehold interest in said real estate and/or improvements thereon. See attached invoice labeled **'EXHIBIT A'**

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- 2. The amount unpaid claimed under this statement is **Thirteen Thousand Two Hundred Seventy-Five Dollars (\$13,275.00)**, plus 10% a.p.r. interest thereon, and attorney's fees and costs.
- 3. The undersigned will complete majority of work on this Project with regard to labor, material and machinery on or about 15 th day of March 2021.

BRASFIELD CONSTRUCTION

Mark A. Arguelles

 Mark Arguelles

Prepared by:

Brasfield Construction Inc.
 Accounts Receivable &
 Collections Department
 708-717-0206

STATE OF ILLINOIS

)
) SS

COUNTY OF COOK

CERTIFICATION

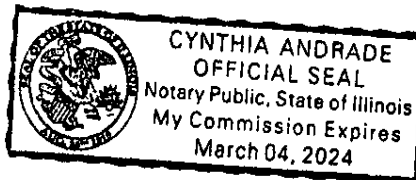
Under penalties, as provided by law pursuant to Section 1-109 of the Illinois Code Civil Procedure, the undersigned affiant Mark A. Arguelles first being duly sworn, on oath deposes, states and certifies that he is the authorized representative of the Claimant corporation, and he read the foregoing Claim and has personal knowledge of the facts stated therein, and that the statements set forth in the foregoing Claim of Mechanics' Lien are true and correct.

Mark A. Arguelles

Subscribed and sworn to before me this 10th day of April, 2021.

NOTARY PUBLIC

Cynthia Andrade



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EXHIBIT 'A'

Brasfield Construction Inc.

448 Bluebird Dr.
 Bolingbrook, IL., 60440
 Phone: 708-717-0206
 Email: Mark@brasfieldconstructioninc.com

Invoice

Date	Invoice #
3/15/2021	1880

Bill To
8136-46 Drexel [Chatham Court] 8136-46 S. Drexel Ave. Chicago, IL., 60619

Phone #		Terms		Project		GC License Number	
(708) 717-0206		Due on receipt					
Item	Serviced	Qua...	Description	Rate	Amount		
02.10 Demo			Demo: Living Room/Common Area Space Remove all bi-fold doors Disconnect & remove washer & dryer; and inspect for water damages Remove all shoe & base trim. Living flooring is water damaged and warped. Approx Sub floor is water damaged and buckling. Floor joists/sleepers are warped & buckling. Cut & remove living flooring, all layers Cut & remove all floor joists/sleepers. Electrical need to be inspected from water damage/corrosion of wiring Ceiling lights damaged from water. Remove Dispose of all hazardous debris properly	2,600.00	2,600.00		
Mold Remediation			Water & Mold Mediation; Drying exposed non-demolition areas, using dehumidifier, Treating contaminated areas with anti-microbial agents to eradicate any existing bacteriological contaminants. Then coat treated areas with bacterial resistant agent	750.00	750.00		
				Total			
				Payments/Credits			
				Balance Due			

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Phone #	Terms	Project	GC License Number		
(708) 717-0206	Due on receipt				
Item	Serviced	Qua...	Description	Rate	Amount
02.10 Demo			Demo: Bedroom 1 Ceiling (5/8) is falling down from water damage Insulation in ceiling is water damaged and falling down. Remove water damaged/mold damaged drywall from ceiling. Remove water damaged/mold damaged insulation from ceiling Remove water damage drywall on walls. Floor joists/sleepers bedroom damaged from water, remove. Dispose of all affected debris properly. Must be properly sealed Dispose of all hazardous debris properly	2,000.00	2,000.00
Mold Remediation			Water & Mold Mediation; Drying exposed non-demolition areas, using dehumidifier, Treating contaminated areas with anti-microbial agents to eradicate any existing bacteriological contaminates. Then coat treated areas with bacterial resistant agent	525.00	525.00
02.10 Demo			Demo: Hallway Remove all shoe & base trim. approx. Flooring is buckling and warped. approx. Floor joists/sleepers are warped & buckling. Cut & remove 4 layers (3/4" sub floors & 3/4" Hardwood flooring) Cut & remove all floor joist Electrical need to be inspected from water damage/corrosion of wiring Dispose of all hazardous debris properly	1,700.00	1,700.00
Total					
Payments/Credits					
Balance Due					

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Phone #	Terms	Project	GC License Number		
(708) 717-0206	Due on receipt				
Item	Serviced	Qua...	Description	Rate	Amount
Mold Remediation			Water & Mold Mediation; Drying exposed non-demolition areas, using dehumidifier. Treating contaminated areas with anti-microbial agents to eradicate any existing bacteriological contaminants. Then coat treated areas with bacterial resistant agent	200.00	200.00
02.10 Demo			Demo: Bathroom Ceiling has water damage above shower & has collapsed. Wall has water/mold damage (3' x 3'). window has extensive condensation. Remove drywall around window. Remove shower doors. Disconnect water lines for toilet & facet. Remove toilet, sink, vanity & Bathtub. Remove fixtures, electrical lights & mirror. Remove tiles in shower for plumbing work. (6' x 8') Remove bath room ceiling above (6' x 8') Remove ceiling insulation. Remove walls (15' x 8'). Remove wall insulation. Electrical need to be inspected from water damage/corrosion of wiring Dispose of all hazardous debris properly	1,400.00	1,400.00
Total					
Payments/Credits					
Balance Due					

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(708) 717-0206	Due on receipt				
Item	Serviced	Qua...	Description	Rate	Amount
Mold Remediation			Water & Mold Mediation; Drying exposed non-demolition areas, using dehumidifier. Treating contaminated areas with anti-microbial agents to eradicate any existing bacteriological contaminates. Then coat treated areas with bacterial resistant agent	400.00	400.00
02.10 Demo			Demo: Common Areas, Storage Space & Stairs Remove all shoe & base trim. approx. Flooring is buckling and warped. Floor joists/sleepers are warped & buckling. Mold on walls. -Remove	550.00	550.00
02.10 Demo			Demo: Dining Room/Kitchen Dried all wet drywall on walls & ceiling. Electrical need to be inspected from water damage/corrosion of wiring. Inspection & Mold Mediation; Drying exposed non-demolitioned structure Dispose of all hazardous debris properly	800.00	800.00
Mold Remediation			Water & Mold Mediation; Drying exposed non-demolition areas, using dehumidifier, Treating contaminated areas with anti-microbial agents to eradicate any existing bacteriological contaminates. Then coat treated areas with bacterial resistant agent	500.00	500.00
01 Plans and Permits			Dumpster Permits	150.00	150.00
Total					
Payments/Credits					
Balance Due					

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Phone #		Terms	Project	GC License Number	
(708) 717-0206		Due on receipt			
Item	Serviced	Qua...	Description	Rate	Amount
Dumpster Services Administration Costs			Dumpster Containers Administration Expenses & Fees Work performed in Unit 8138-1 only	1,250.00 450.00	1,250.00 450.00
Total					\$13,275.00
Payments/Credits					\$0.00
Balance Due					\$13,275.00

LICENSE NUMBER: TGC015724 CERTIFICATE NUMBER: GC015724-4