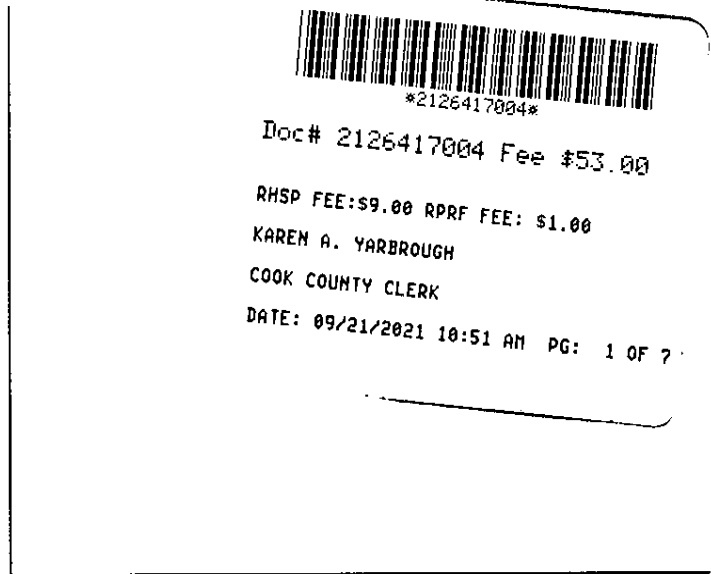


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STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)



For Recorder's Use Above

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The claimant, DURAGUARD SOLUTIONS, LTD. ("Claimant"), with an address at 3012 Sylvania Avenue, Sturtevant, Wisconsin, hereby files its original contractor's lien for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following entity in the Real Estate:

CHATHAM EAST CONDOMINIUM ASSOCIATION
and all of the units/unit owners in the Real Estate described below
according to their respective percentage shares of the common expenses
of the CHATHAM EAST CONDOMINIUM as legally described below collectively "Owner")

and any person or entity claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner.

Claimant states as follows:

1. On or about 1/19/21, and subsequently, OWNER, owned fee simple title to the real estate (including all land, improvements and condominium units thereon)("Real Estate") in Cook County, Illinois, commonly known as 661 and 671 Hapsfield, Buffalo Grove, Illinois, and legally described as follows:

As to 661 Hapsfield, Buffalo Grove, Illinois:

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PARCEL 1:

UNIT NO. 661 IN CHATHAM EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 7 IN CHATHAM SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91547050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

The permanent real estate tax numbers for the foregoing Parcel including all condominium units therein are:

03-05-400-021-1145
03-05-400-021-1146
03-05-400-021-1147
03-05-400-021-1148
03-05-400-021-1149
03-05-400-021-1150
03-05-400-021-1151
03-05-400-021-1152
03-05-400-021-1153
03-05-400-021-1154
03-05-400-021-1155
03-05-400-021-1156
03-05-400-021-1157
03-05-400-021-1158
03-05-400-021-1159
03-05-400-021-1160
03-05-400-021-1161
03-05-400-021-1162
03-05-400-021-1163
03-05-400-021-1164
03-05-400-021-1165
03-05-400-021-1166
03-05-400-021-1167
03-05-400-021-1168
03-05-400-021-1024

As to 671 Hapsfield, Buffalo Grove, Illinois:

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PARCEL 1:

UNIT NO. 671 IN CHATHAM EAST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 7 IN CHATHAM SUBDIVISION UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91547050, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

The permanent real estate tax numbers for the foregoing Parcel including all condominium units therein are:

03-05-400-020-0000
03-05-400-021-1001
03-05-400-021-1002
03-05-400-021-1003
03-05-400-021-1004
03-05-400-021-1005
03-05-400-021-1006
03-05-400-021-1007
03-05-400-021-1008
03-05-400-021-1009
03-05-400-021-1010
03-05-400-021-1011
03-05-400-021-1012
03-05-400-021-1013
03-05-400-021-1014
03-05-400-021-1015
03-05-400-021-1016
03-05-400-021-1017
03-05-400-021-1018
03-05-400-021-1019
03-05-400-021-1020
03-05-400-021-1021
03-05-400-021-1022
03-05-400-021-1023
03-05-400-021-1024

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2. Claimant made a contract (the "Contract") dated on or about 08/17/21 with Owner and its authorized property manager, HUGHES MANAGEMENT & CONSULTING CORP., under which Claimant was engaged to and agreed to provide improvements to the common element garage floor surfaces at the Real Estate for the total contract price of \$59,800.00. A true and correct copy of the Contract is attached hereto and made a part hereof as **Exhibit A**.

3. The Contract was entered into by Owner by HUGHES MANAGEMENT & CONSULTING CORP., as Owner's duly authorized agent ("Agent"), and the improvement to the common element garage floor surfaces requested and authorized by Owner as stipulated in the Contract were provided by Claimant and accepted with the knowledge and consent of Owner.

4. Claimant completed the Contract and Claimant's additional services requested and authorized by Owner pursuant to the Contract by performing its requested and authorized flooring coating services at the Real Estate for which Claimant claims a lien concluding on May 27, 2021 pursuant to the terms and provisions of the Contract.

5. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of \$29,900.00, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$29,900.00 plus interest, costs and reasonable attorney's fees as permitted under the Illinois Mechanics Lien Act.

Dated: August 17, 2021

DURAGUARD SOLUTIONS, LTD.

By: Mark K. Bay
 Its: President

This document has been prepared by and after recording should be returned to:

Timothy J. Somen (ARDC#6279438)
 Somen Law Firm, LLC
 1515 Woodfield Road, Suite 880
 Schaumburg, Illinois 60173
 P: (847) 393-4999
 F: (847) 393-4998
 E: tim@somenlawfirm.com

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VERIFICATION

STATE OF Illinois)
) ss:
COUNTY OF Cook)

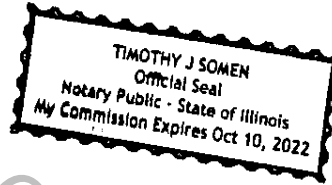
Mark Barr being first duly sworn on oath, states that he is the President and Owner of Claimant, DURAGUARD SOLUTIONS, LTD. a Wisconsin Corporation, that he is authorized to sign this verification to the foregoing original contractor's claim for mechanics lien, that he has read the original contractor's claim for mechanics lien, and that the statements contained therein are true.

Mark Barr

Subscribed and sworn to
before me this
17 day of August, 2021

[Signature]
Notary Public

My commission expires 10/10/22



Property of Cook County Clerk's Office

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EXHIBIT A

CONTRACT

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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PROPOSAL-011921

PROPOSAL SUBMITTED TO:
Chatham East Condo Association
C/O-Hughes Property Management
Attn: Dennis Hughes
200 Kennicott Ave. *315 W. UNIVERSITY*
Arlington Heights, IL 60004



WORK TO BE PERFORMED AT:
Chatham East- 671 & 671 Parking Garages Hapsfield
Buffalo Grove, IL (includes repair @ unit 611).

Thank you for considering Duraguard Solutions for your floor coating needs. Having inspected the job site and calculated all the necessary material, equipment and labor costs we hereby propose to furnish the equipment, materials and perform the labor necessary to prep and install protective floor coatings to the desired areas.

Job description-
2-7,000 sq ft parking garages (661 & 671) re-surfacing & repairs (611).*

Specification-
Shot blast and grind open multiple cracks.
Patch deep voids with polymer concrete.
Pour and trowel slurry mix throughout garage as needed.
Shot blast and diamond grind floor to prep and repair all cracks and spalling.
Apply base coat of Durapoxy TC.
Broadcast aggregate to rejection.
Apply Topcoat with pigmented Durapoxy TC with non-slip additive.
Re-strip yellow lines and numbers to match existing.
Floor thickness
45-50 mils traffic system
Coat columns/safety enclosures with safety-yellow epoxy

Color- Medium Grey
Staging: 1- 8-10 day staging. (Date-TBA)

This proposal does not include permit (if applicable) and inspection costs. Any additional work will be charged separately at the rate of \$80.00 per man hour.

All material is guaranteed to be as specified and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workman-like manner for the sum of:

Fifty-nine thousand eight hundred dollars. *\$ 59,800.00*

with payments to be made as follows: \$10,000.00 deposit with signed order, \$19,900.00 ~~two weeks~~ *one week* prior to start date & balance at completion. *+ INSPECTION AND START OF JOB*

* Substrate is extremely distressed and requires additional material and labor. (See attached pics).



Duraguard Solutions, Ltd. 3012 Sylvania Road ♦ Sturtevant, WI 53177 800- 221-4192

www.duraguardsolutions.com

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