

# UNOFFICIAL COPY

Doc# 2219319183 Fee: \$57.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/12/2022 03:35 PM Pg: 1 of 6

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

## ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

### Property Addresses:

1310 Maple Avenue  
Evanston, Illinois 60201  
PINs: 11-18-327-022-1001 to 1020

THE UNDERSIGNED LIEN CLAIMANT, Gary Destefano as President of DCR Builders Company, Inc., County of Cook, State of Illinois (hereinafter referred to as "Contractor"), hereby files a claim for Mechanics Lien against 1310 Maple Condominium Association A/K/A Thirteen Ten Maple Avenue Condominium, City of Evanston, County of Cook, State of Illinois, (hereinafter referred to as "Owner"); and all other persons or entities having or claiming and interest in the below described real estate (hereinafter referred to as "Premises"), and in support thereof states as follows:

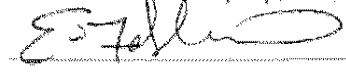
1. On March 21, 2022, Owner, owned the following described real estate in the County of Cook State of Illinois to wit:

SEE ATTACHED EXHIBIT A

2. On March 21, 2022, Contractor made the original contract with Owner authorized or knowingly permitted by Owner to made such contract to perform various renovations for the building erected on said Premises for the sum of forty-five thousand, sixty-three dollars (\$45,063.00), Exhibit B attached hereto.
3. Various modifications and extras were agreed upon which amounted to \$24,539.00, attached hereto as Exhibit C.
4. On May 16, 2022 Contractor substantially completed thereunder all required to be done by said contract and extras, delivery of materials amounted to the value of \$69,602.00.
5. Owner is entitled to credits on account thereof as follows, to wit: payments are as follows: \$57,692.00 leaving due unpaid and owing to Contractor, after allowing all credits, the balance of \$11,910.00 for which, with interest, Contractor claims a Mechanics Lien on said Premises.
6. All labor, materials, supplies, equipment and services for said work and in the improvements of the aforementioned Premises performed and supplied by Contractor was done with the knowledge and consent of the Owner holding record title to the Premises.

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DCR Builders Company, Inc., an Illinois corporation,



Date: 6-27-22

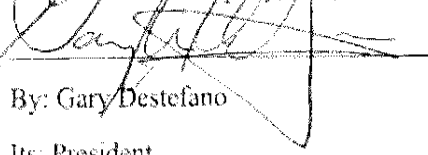
By: Gary Destefano *by attorney agent*

Its: President

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK        )

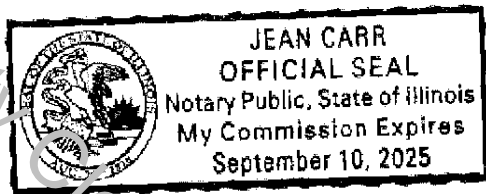
The Affiant, Gary Destefano, being first duly sworn, on oath deposes and says that he is President of DCR Builders Company, Inc., Contractor and Lien Claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all statements therein contained are true.

DCR Builders Company, Inc., an Illinois corporation,



By: Gary Destefano

Its: President



Subscribed and sworn to before me  
this 27 day of June, 2022.

  
Notary Public

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

LOTS THREE, FOUR, AND FIVE IN THE SUBDIVISION OF LOT ONE (EXCEPT THE SOUTH 33 FEET THEREOF) AND LOTS TWO AND THREE AND THE SOUTH 3 FEET OF LOT FOUR IN BLACK 42 IN EVANSTON, IN FRACTIONAL SECTION 18 TOWNSHIP 41 N., RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST CO., A CORPORATION OF ILLINOIS, AS TRUSTEE YOU/T AGREEMENT DATED JUNE 19, 1973, KNOWN AS TRUST NUMBER 62433, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CCI, AS DOCUMENT 22679030; TOGETHER WITH AN UNDIVIDED 4,324 PERCENT INTEREST INSIDE PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED IN SET FORTH INSIDE DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS

Commonly Known As: 1310 MAPLE AVENUE, EVANSTON, ILLINOIS 60201

<b>PIN</b>	<b>Condo Unit Num.</b>
<u>11-18-327-022-1001</u>	2A
<u>11-18-327-022-1005</u>	2B
<u>11-18-327-022-1009</u>	2C
<u>11-18-327-022-1013</u>	2D
<u>11-18-327-022-1017</u>	2E
<u>11-18-327-022-1002</u>	3A
<u>11-18-327-022-1006</u>	3B
<u>11-18-327-022-1010</u>	3C
<u>11-18-327-022-1014</u>	3D
<u>11-18-327-022-1018</u>	3E
<u>11-18-327-022-1003</u>	4A
<u>11-18-327-022-1007</u>	4B
<u>11-18-327-022-1011</u>	4C
<u>11-18-327-022-1015</u>	4D
<u>11-18-327-022-1019</u>	4E
<u>11-18-327-022-1004</u>	5A
<u>11-18-327-022-1008</u>	5B
<u>11-18-327-022-1012</u>	5C
<u>11-18-327-022-1016</u>	5D
<u>11-18-327-022-1020</u>	5E

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## EXHIBIT B

<b>DCR Builders Company Inc.</b> 1555 Sherman Ave., Evanston, IL 60201	Date: 14-Nov Proposal: 1310 Maple <b>Lobby Renovation</b>
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**To:**  
 Jim DeStefano  
 Jdestefano@lvdarchitecture

**For:**  
 1310 Maple Condominiums  
 1st Floor Lobby Renovation  
 Evanston, IL 60201

DESCRIPTION	Proposal												
Work by DCR Builders Company:	Proposal	Changes	Adjusted Contract										
This proposal is for all Labor, materials, equipment and supervision required for the entry lobby renovation of 1310 Maple, per the following scope of work.													
1. Selective Demolition of existing tile floors and baseboards	\$ 6,720	\$ -	\$ 6,720										
2. Remove interior glass and security door as required to complete new tile & reinstall	\$ 1,800	\$ -	\$ 1,800										
3. Porcelain Ceramic Tile (12"x24") & setting materials	\$ 4,887	\$ -	\$ 4,887										
4. Install new porcelain ceramic tile. All prep of concrete subfloor included.	\$ 4,838	\$ -	\$ 4,838										
5. Install new base boards and shoe molding	\$ 1,333	\$ -	\$ 1,333										
6. Paint vestibule walls & Trim	\$ 1,575	\$ -	\$ 1,575										
7. GC Fee and O/H (20%)	\$ 3,173	\$ -	\$ 3,173										
<b>Subtotal</b>	<b>\$24,325</b>	<b>\$ -</b>	<b>\$ 24,325</b>										
<table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border: none;">                     DocuSigned by:                        03/21/2022   5:01:42 PM CDT  <small>CA1F48B86970490</small>                      As Agent for 1310 Maple Condo Association                 </td> <td style="width: 60%; border: none; vertical-align: top;"> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Contract Amount</td> <td style="text-align: right;">\$ 24,325</td> </tr> <tr> <td>Previously Paid</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td><b>Invoice Amount</b></td> <td style="text-align: right;"><b>\$ 12,162</b></td> </tr> <tr> <td>Amount to Become Due</td> <td style="text-align: right;">\$ 12,162</td> </tr> </table> </td> </tr> </table>	DocuSigned by:  03/21/2022   5:01:42 PM CDT <small>CA1F48B86970490</small> As Agent for 1310 Maple Condo Association	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Contract Amount</td> <td style="text-align: right;">\$ 24,325</td> </tr> <tr> <td>Previously Paid</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td><b>Invoice Amount</b></td> <td style="text-align: right;"><b>\$ 12,162</b></td> </tr> <tr> <td>Amount to Become Due</td> <td style="text-align: right;">\$ 12,162</td> </tr> </table>	Contract Amount	\$ 24,325	Previously Paid	\$ -	<b>Invoice Amount</b>	<b>\$ 12,162</b>	Amount to Become Due	\$ 12,162			
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Previously Paid	\$ -												
<b>Invoice Amount</b>	<b>\$ 12,162</b>												
Amount to Become Due	\$ 12,162												

All work to be completed in a substantial workman like manner in accordance with industry standards.  
 Payments shall be made upon submission of invoices of progress Installments. A 50% Deposit is requested to start.

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## EXHIBIT C

**DCR Builders Company Inc.**

1555 Sherman Ave., Evanston, IL 60201

Date: 16-May

Proposal: 1310 Maple

Entry Vestibule

To:  
Dennis Moore

For:  
1310 Maple Condominiums  
1st Floor Entry Vestibule  
Evanston, IL 60201

DESCRIPTION	Proposal		
	Proposal	Changes	Adjusted Contract
<b>Work by DCR Builders Company:</b>			
This proposal is for all labor, materials, equipment and supervision required for the entry lobby renovation of 1310 Maple, per the following scope of work.			
1. New Aluminum Storefront with tempered glass; exterior and interior frame and glazing	\$ 8,000	\$ -	\$ 8,000
2. New Automated Door Closer with push button hold open feature	\$ 6,000	\$ -	\$ 6,000
3. New Tele entry system Option One; Standard	\$ 1,500	\$ -	\$ 1,500
4. Entry Vestibule cladding; porcelain ceramic full panels, floor to ceiling	\$ -	\$ 13,500	\$ 13,500
5. Additional recessed can lighting; one row of three	\$ 900	\$ -	\$ 900
<b>Extra:</b>			
Add for Key Fobs Control Access to Electronic Strike at front entry (50% total)	\$ -	\$ 2,900	\$ 2,900
Subtotal	\$16,400	\$ 16,400	\$ 32,800
GC Fee & O/H (20%)	\$ 3,280	\$ 3,280	\$ 6,560
Lobby Entry Vestibule Total	\$19,680	\$ 19,680	\$ 39,360
Contract Amount			\$ 39,360
Previously Paid			\$ 31,368
<b>Invoice Amount</b>			<b>\$ 7,992</b>
Amount to Become Due			\$ -

All work to be completed in a substantial workman like manner in accordance with industry standards.  
Payments shall be made upon submission of invoices of progress instalments. A 50% Deposit is requested to start.

Acceptance: \_\_\_\_\_

Date: \_\_\_\_\_

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## DCR Builders Company Inc.

1555 Sherman Ave., Evanston, IL 60201

Date: 1-Jun

Proposal: 1310 Maple

### Lobby Renovation Adjusted Final

To:  
Dennis Moore

For:  
1310 Maple Condominiums  
1st Floor Lobby Renovation  
Evanston, IL 60201

DESCRIPTION	Proposal		
<b>Work by DCR Builders Company:</b> This proposal is for all labor, materials, equipment and supervision required for the entry lobby renovation of 1310 Maple, per the following scope of work.	Proposal	Changes	Adjusted Contract
1. Selective Demolition of existing tile floors and baseboards	\$ 6.720	\$ -	\$ 6,720
2. Remove interior glass and security door as required to complete new tile & reinstall	\$ 1.800	\$ -	\$ 1,800
3. Porcelain Ceramic Tile (12"x24") & setting materials	\$ 4.887	\$ -	\$ 4,887
4. Install new porcelain ceramic tile. All prep of concrete subfloor included.	\$ 4.838	\$ -	\$ 4,838
5. Install new base boards and shoe molding	\$ 1.333	\$ -	\$ 1,333
6. Paint vestibule walls & Trim	\$ 1.575	\$ -	\$ 1,575
<b>Extras:</b>			
7. Paint and Tile color presentation; eight (8) whites, five (5) tile colors	\$ -	\$ 1,100	\$ 1,100
8. Community room new toilet	\$ -	\$ 650	\$ 650
9. New door hardware (chrome) to match storefront, elevator machine room keys, O/H door control	\$ -	\$ 300	\$ 300
10. New furniture for lobby: two "Barcelona", knock-off chairs, black leather bench, glass table, and framed mirror.			
Framed Mirror	\$ -	\$ 309	\$ 309
Leather Bench	\$ -	\$ 1,690	\$ 1,690
Glass Table	\$ -	\$ -	\$ -
Two (2) "Barcelona" Chairs	\$ -	\$ -	\$ -
Subtotal	\$21.152	\$ 4,849	\$ 25,201
GC Fee & O/H (20%)	\$ 4.230	\$ 810	\$ 5,040
Total	\$25.383	\$ 4,849	\$ 30,242
Contract Amount			\$ 30,242
Previously Paid			\$ 24,324
<b>Invoice Amount</b>			<b>\$ 5,918</b>
Amount to Become Due			\$ (0)

All work to be completed in a substantial workman like manner in accordance with industry standards.

Payments shall be made upon submission of invoices of progress Installments. A 50% Deposit is requested to start.