

# UNOFFICIAL COPY

## CLAIM FOR LIEN

1919 ARCHITECTS, P.C.

vs.

DEBORAH FLOORE,

In the office of the Cook County Recorder in Chicago, Cook County, Illinois, the Claimant, RONALD G. EILLY, JR., President of 1919 ARCHITECTS, P.C. (Claimant), an Illinois Professional Corporation with an address at 4000 Morsay Drive, Rockford, Illinois 61107, hereby files its claim for mechanic's lien under the Illinois Mechanic's Lien Act (770 ILCS § 60/1 *et seq.*), and states the following:

- On or about June 25, 2001, DEBORAH FLOORE (OWNER) acquired fee simple title to the real estate (including all land improvements thereon) (Real Estate) in Cook County, Illinois, commonly known as 332 22<sup>nd</sup> Avenue, Bellwood, Cook County, Illinois and legally described as follows:

Parcel 1:

LOT 8 (EXCEPT THE NORTH 104 FEET THEREOF) AND THE NORTH 18 FEET OF LOT 9 IN BLOCK 1 IN WALRATH'S SUBDIVISION OF PART OF THE WEST 17 CHAINS AND 2 LINKS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF BELLWOOD, COOK COUNTY, ILLINOIS.

Parcel 2:

THE SOUTH 34 FEET OF THE NORTH 52 FEET OF LOT 9 IN BLOCK 1 IN WILLIAM B. WALRATH'S SUBDIVISION OF PART OF THE WEST 17 CHAINS AND 2 LINKS OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE VILLAGE OF BELLWOOD, COOK COUNTY, ILLINOIS.

**Tax Code:** Parcel 1: 15-10-124-019

Parcel 2: 15-10-124-020

**Address:** 332 S. 22<sup>nd</sup> Avenue, Bellwood, IL 60104



Doc# 2404728050 Fee \$52.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

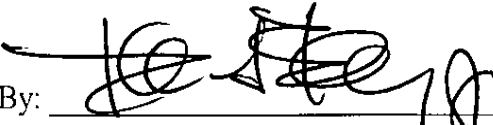
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2. On or about February 9, 2023, Claimant provided Owner a Proposal for Architectural & Engineering Services to prepare construction documents in accordance with building codes and zoning ordinances that include Zoning and Life Safety Information, Building Code Review, New Work Floor Plans, Exterior Elevations, Roof Plans, Architecture Details and Sections, and RESCheck.
3. Owner accepted the Proposal and entered into a Contract with Claimant on February 17, 2023 for the work to be done in paragraph 2, a copy of such Proposal is attached to this Claim as Exhibit A.
4. Claimant prepared approximately seventy percent (70%) of the construction documents discussed in paragraph 2, and such documents were revised numerous times to accommodate Owner's requests and changes.
5. Some of Owner's requested changes violated local building codes, and Claimant would not proceed forward with further preparation of construction documents without a variance from the appropriate zoning authority.
6. Owner terminated the Contract and any future work to be done on October 24, 2023.
7. Claimant completed the seventy percent (70%) performance under the accepted proposal on October 23, 2023 before Owner terminated the Contract.
8. The work done under the Contract improved the value of the Real Estate.
9. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, prior payments, deductions, and set off's, the sum of \$6,000 plus interest; a copy of the invoice is attached to this Claim as Exhibit B.
10. Claimant now claims a lien on the premises described above and all improvements on them against all parties interested for \$6,000, plus interest, attorney's fees, and costs incurred in connection herein.

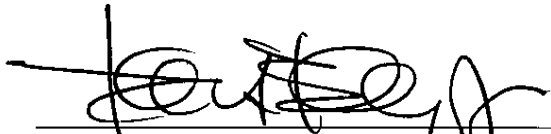
1919 ARCHITECTS, P.C., an Illinois Professional Corporation

By:   
RONALD G. BILLY, JR., President

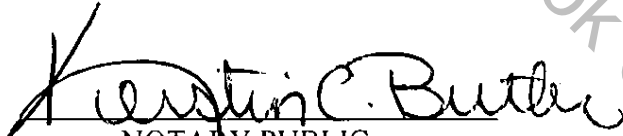
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STATE OF ILLINOIS )  
 )  
COUNTY OF Winnebago ) SS

RONALD G. BILLY, JR., being first duly sworn on oath, states that he is the President of Claimant, 1919 ARCHITECTS, P.C., an Illinois Professional 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.

  
\_\_\_\_\_  
RONALD G. BILLY, JR., President

Subscribed and sworn to before me  
this 23rd day of January, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC



Jennifer L. Birkholz #6289068  
SMITH, BIRKHOLZ & MORROW, P.C.  
Attorney for Claimant  
129 S. 4<sup>th</sup> St., P.O. Box 10  
Oregon, IL 61061  
815/732-6124  
[jbirkholz@oglelaw.com](mailto:jbirkholz@oglelaw.com)

**UNOFFICIAL COPY****EXHIBIT 'A'**

## 333 22<sup>nd</sup> Ave. Single Family Home Proposal for Architectural & Engineering Services

February 9, 2023

### Project Summary

Construction Documents for the new home located at 333 22nd Avenue in Bellwood, Illinois. Floor plans and elevations to be developed into construction documents for permitting and construction.

The project consists of construction documents for this new three-bedroom home with attached garage. A detailed list of services provided is listed below in the "Construction Documents" section. Preliminary site layout with building footprint to be completed under the Schematic Design/Preliminary Study Phase.

### Overview

We propose a Fixed Fee for Construction Documents. General scope of work for each phase is listed below.

### Construction Documents

The Architect will work with the Owner to develop Construction Documents in accordance with the building codes and zoning ordinances having jurisdiction. Civil engineering is not included in this proposal, and we coordinate with the civil engineer hired by the owner. Proposed Scope Includes:

#### Architectural:

- Zoning and Life Safety Information
- Building Code Review
- New Work Floor Plans
- Exterior Elevations
- Roof Plans
- Architectural Details and Sections
- RESCheck

The Architect will submit for building permit pending owner approval. All building permits and plan review fees are a direct owner expense and are not included in Architect's fee.

### Compensation for Architectural & Engineering Services

- |   |                    |
|---|--------------------|
| • <u>Architectural and Engineering Fees</u> |                    |
| o Architectural Services                    | \$10,000.00        |
| • <u>Total Fixed Fee:</u>                   | <u>\$10,000.00</u> |

Our fee is broken down as follow:

Schematic Design/Preliminary Study Phase:	10%
Design Development Phase:	10%
Contract Document Phase:	80%
Total Fee:	100%

Invoices will be sent after completion of each phase above. *Owner to approve drawings after each phase before we will proceed to the next phase. CAD and or PDF to scale Drawings will be provided after each phase to the owner for review and approval.*

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Fee does not include any rezoning or platting of the property or any special use permit services.

Compensation for Additional Services beyond the Fixed Fee proposal shall be billed at the Architect's billing rates listed below.

**Architect's Hourly Rates with Overhead and Profit:**

Project Architect:	\$185.00
Project Manager:	\$110.00
Architect:	\$95.00
CAD/BIM Drafter:	\$75.00
Clerical:	\$65.00

### Acceptance of Proposal

*The aforementioned Project Description, Scope of Services, and Compensation are hereby accepted as the Agreement between Client and Architect. The Architect is authorized to proceed as specified. Payments will be made on a monthly basis or at the completion of each project phase.*

Accepted by: Deborah Flure Date: 2-17-2023

Owner: Deborah Flure

Submitted by: Ronald G. Billy, Jr. Date: 02/09/2023

Ronald G. Billy, Jr. – President – 1919 Architects

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**UNOFFICIAL COPY****EXHIBIT "B"****Invoice**

**1919 Architects**  
 4000 Morsay Drive  
 Rockford, IL 61107  
 (815) 229-8222  
 www.1919architects.com

BILL TO  
 Deborah Floore

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
15710-1	06/06/2023	\$6,000.00	07/01/2023	Due on receipt	

**PROJECT NAME**  
 333 22nd Ave SFH

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Schematic Design Phase (\$10,000 x 10% = \$1,000) @ 100%	1	1,000.00	1,000.00
	Design Development Phase (\$10,000 x 10% = \$1,000) @ 100%		1,000.00	1,000.00
	Contract Document Phase (\$10,000 x 80% = \$8,000) @ 50%: \$8,000 x 50% = \$4,000	1	4,000.00	4,000.00
	<b>BALANCE DUE</b>			<b>\$6,000.00</b>

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