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OFFICIAL BUSINESS
CITY OF CHICAGO HEIGHTS, ILLINOIS
"NO CHARGE"

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

BY: *James F. Creswell*

STATEMENT OF LIEN CLAIM FOR REHABILITATION
IN THE AMOUNT OF \$7,597.00

The Claimant, CITY OF CHICAGO HEIGHTS, A Municipal Corporation of Chicago Heights, County of Cook, State of Illinois, hereby files its claim for a lien against the following described property, to-wit

the south 20 ft of lot 32 & (except the S 10 ft) of Lot 31 in blk 4 in Percy Wilson's Arterial Hill, a subdivision of part of that part of the Southeast 1/4 of section 17, township 35 north, range 14, lying east of the 3rd principal meridian in Cook County, Illinois

and commonly known as 630 Sangamon Street, Chicago Heights, Illinois

Title to the above-described property now appears in the name(s) of JOHN MARINUCII but the lien is absolute as to all parties.

The cost and expense incurred was by reason of rehabilitating the improvement on the above-entitled real estate, pursuant to Memorandum of Agreement signed by above-described property owner on the 29 day of February, 19 88, agreeing to the filing of this lien and attached hereto and made a part hereof as Exhibit A of the City of Chicago Heights. The lien is in the amount of \$7,597.00.

That said owners are entitled to credits on account thereof as follow, to-wit: NONE - leaving due, unpaid, and owing to the claimant, on account thereof, after allowing all credits, the balance of \$7,597.00 for which, with interest, the Claimant claims a lien on the above real estate for a period of no more than five years.

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CITY OF CHICAGO HEIGHTS,
A Municipal Corporation,

James F. Creswell
James F. Creswell
Corporation Counsel

RETURN TO:
James F. Creswell
City of Chicago Heights
1601 Chicago Road
Chicago Heights, IL 60411
756-5318



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MEMORANDUM OF AGREEMENT

The AGREEMENT made this 29th day of February
19 88 by and between Veslet Marinucci residing at 630
Sangamon Street, Chicago Heights, Illinois, hereinafter called the
"Owner" and the City of Chicago Heights, hereinafter called "The City".

WITNESSETH THAT

WHEREAS the Owner intends to repair and rehabilitate his property located at
630 Sangamon Street; Chicago Heights, Illinois.

NOW, THEREFORE, the owner and the City, for the considerations hereinafter named,
agree as follows:

I

The Agreement shall consist of the general terms, conditions, and references con-
tained herein, the drawings and work write-up, if any, and the specifications
incorporated therein, the cost estimate prepared by the CITY, Cost Estimator and
the Construction Agreement referred to in Paragraph II Herein.

II

The Owner agrees to repair and renovate his property located at 630 Sangamon Street
in Chicago Heights, Illinois in conformance with the drawing and work write-up
and specifications incorporated therein as approved by the City and the cost
estimate prepared by the City Cost Estimator.

III

The Owner agrees to execute and abide by all the terms and conditions of a Con-
struction Agreement in the form furnished by the CITY including, but not limited
to, the schedule for progress payments to the Contractor set forth in Paragraphs
IV and V of the Construction Agreement.

IV

The CITY agrees to remit to owner the amount of \$ 7,362.00 in the form
of two party check and owner agrees to sign over to Contractor upon satisfactory
compliance with the terms and conditions set forth in the Construction Agreement,
and after satisfactory completion of the repairs and renovation as approved by the
CITY.

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If either party shall fail to keep any of the agreements herein by him to be kept, including adherence to the program guidelines, the other party may, by giving the party in default written notice, cancel and terminate this Agreement as and from the expiration of 5 days from the receipt of said notice. The Owner hereby expressly acknowledges receipt of a copy of the program guidelines.

VI

Any notice required by this Agreement may be delivered to the party personally, or mailed to him at the address stated herein, until he gives notice to the other party of a change of address.

VII

The Agreement shall not be assigned or transferred by Owner without the prior written consent of the CITY.

VIII

This Agreement shall be construed under the laws of the State of Illinois.

IX

The owner(s) agrees, that after final payment is received, the City will place a lien on property rehabilitated in the amount of \$ 7,362.00 for a period of no more than 5 years. *plus* 60.00 Title Search *plus* 175.00 Cost Est } *Total* \$7,597.00

The owner(s) further agrees that should the property be sold (title transfer), or if they are no longer residing on the premises before the lien period has been satisfied, that the full amount of the rehabilitation assistance received (includes rehab. cost and related expenses) will be due to the City, in full.

The owner(s) further agrees, that should their property be held in trust, the City of Chicago Heights for Cook County, will be established as the primary beneficiary of this trust, for the period covering the lien assignment.

This agreement executed the day and year first written above.

THE CITY OF CHICAGO HEIGHTS

BY: _____
CHARLES PANICI, MAYOR

OWNER:
Violet Marunec

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CERTIFICATE NO. 12683 APPLICATION NO. 6 7 2

OWNER Violet Marinucci DATE: May 19th 1981

REHABILITATION ADDRESS 630 S. ...

CONTRACTOR Rainieri's Remodeling Contractors

CONTRACTOR'S ADDRESS 14724 Regal Rd

This is to certify that a Final Inspection has been made and subject contractor is entitled to payment as stipulated below:

ORIGINAL CONTRACT SUM	\$ 7362.00
CHANGE ORDERS	\$ _____
TOTAL CONTRACT TO DATE	\$ 7362.00
LESS PREV. PARTIAL PAY	\$ 2216.00 3452.00
PLUS 20 % RETAINAGE	\$ 690.40
TOTAL FINAL PAYMENT	\$ 4100.40

This is to certify that ALL items are paid in accordance with contractor agreement and for which previous certificates were issued and payments received.

OWNER'S SIGNATURE _____

Eugene J. Rainieri
CONTRACTOR'S SIGNATURE

OWNER'S SIGNATURE _____

Eugene J. Rainieri Owner
PRINT NAME--TITLE

APPROVED: Philip K. Russo
PHILIP K. RUSSO
HOUSING REHAB SUPERVISOR

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5/27/2025