

# UNOFFICIAL COPY

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

(7)

91247191

Recorder of Deeds of Cook County

### SUBCONTRACTOR'S CLAIM FOR LIEN

PLUMBCO, INC.

Claimant

Notice and Claim for Lien  
in Amount of \$17,000.00

v.

EXCELLANT BUILDERS, INC.,  
BROOKS & ASSOCIATES, INC.,  
AND COSMOPOLITAN NATIONAL  
BANK AS TRUSTEE UNDER TRUST  
NUMBER 29423 DATED DECEMBER  
18, 1989,

DEPT-02 FILING 69.29  
T#3333 TRAM 2043 05/23/91 15:35:00  
#5469 + C # -91-247191  
COOK COUNTY RECORDER

91247191

The Claimant, Plumbco, Inc. of Lombard, County of DuPage, State of Illinois, hereby files Notice and Claim for Lien against Excellant Builders, Inc. and Brooks & Associates, Inc. collectively as Contractor and Cosmopolitan National Bank as Trustee under Trust Number 29423 dated December 18, 1989, (hereinafter referred to as "owner") and states:

That on June 5, 1990, said Trustee was the owner of the following described land in the County of Cook, State of Illinois, to wit:

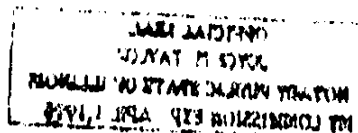
Lots 17 and 18 in Block One in Spear's Addition to Chicago in Section Six Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Commonly Known as 1313 North Wood Street, Chicago, Illinois

P.I.N. 17-06-222-011-000

and Brooks Associates, Inc. and Excellant Builders, Inc. collectively the Contractor for the improvement thereof.

That on June 5, 1990, Excellant Builders, Inc. acting on its own behalf and on behalf of Brooks & Associates, Inc. as Contractor made an oral subcontract with the Claimant to furnish work, labor and material for plumbing installations by orally accepting an oral written proposal, a copy of which is attached hereto and made a part hereof as Exhibits 1 and 2, and on February 5, 1991, Claimant completed thereunder work required to be done under said contract to the value of \$32,500.00.



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That at the special instance and request of the said Contractor, the Claimant furnished extra and additional materials and extra and additional labor on said premises to the value of \$500.00 and completed same on February 5, 1991.

By reason of said Contractor having failed to make payment as required under said written proposal, Claimant has suspended performance under said Subcontract. That said Contractor is entitled to credits on account thereof as follows: \$8,000.00 was received on July 30, 1990 and \$8,000.00 was received on August 27, 1990 for a total credit of \$16,000.00 leaving unpaid after allowing all credits the sum of \$17,000.00, for which with interest the Claimant claims a lien on said land and improvements and on the moneys or other considerations due or to become due from the owner under said contract between the Contractor and owners and on any moneys or other consideration that may be due on any contract between Brooks & Associates, Inc. and Excellant Builders, Inc. on account of such improvements.

PLUMBCO, INC.

BY: Victor P. Navarolli  
VICTOR P. NAVAROLLI, PRESIDENT

This instrument prepared by:  
Howard M. Turner  
222 North LaSalle Street  
Chicago, IL 60601  
312/236-3003

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, Victor P. Navarolli, being first duly sworn on oath, depose and state that I am the President of Plumbco, Inc., that I have read the above and foregoing Subcontractor's Claim for Lien, and the same is true and correct.

Victor P. Navarolli  
VICTOR P. NAVAROLLI

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 14TH DAY OF MAY, 1991.

Joyce M. Taylor  
NOTARY PUBLIC

OFFICIAL SEAL  
JOYCE M. TAYLOR  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. APR. 1, 1992



91247191

# PROPOSAL

Form No. 1 of 2 Pages

**PLUMBING PROPOSAL**

**1313 N. WOOD STREET**

**CHICAGO, IL**

**DATE: 6-05-90**

LINE COLOR WATER CROSETS  
 17 1/4 SELF DRAINING LAVATORY  
 FULL LINE COLOR SHOWER BASES  
 IN FULL LINE COLOR, IN NEVADA  
 BOWL KITCHEN SINKS.  
 HEATERS.  
 METAL LAVATORY 4" CENTERS WITH  
 APRON, COPPER EARNES

FROM

EXHIBIT

with these specifications, for the sum of:

dollars (\$ \_\_\_\_\_)

Accepted  
Signature: *John P. ...*

This proposal may be withdrawn  
by me if not accepted within \_\_\_\_\_ days

and are hereby accepted. You are authorized to do  
as notified above.

51247191

Property of Cook County Clerk's Office

PLUMBCO, INC.  
Mechanical Contractors  
205 S. Eisenhower Lane  
LOMBARD, ILLINOIS 60148

# PROPOSAL

UNOFFICIAL COPY

Page No. 2 of 2 Pages

Phone 495-8285

Submitted To:  
**EXCELLANT BUILDERS**

**8225 OLD ORCHARD RD. #39**

**SKOKIE, IL 60077**

|   |                        |
|---|------------------------|
| JOB NAME/NO<br><b>PLUMBING PROPOSAL</b> |                        |
| LOCATION<br><b>1313 N. WOOD STREET</b>  |                        |
| <b>CHICAGO, IL</b>                      |                        |
| ISSUE                                   | DATE<br><b>6-08-90</b> |

I hereby submit specifications and estimates for:

~~GAS PIPING TO EXISTING~~  
~~ALL NEW PLUMBING STACKS TIE IN TO EXISTING IN BASEMENT~~  
~~1 - 1-1/2" COPPER WATER SERVICE~~  
~~COPPER WATER PIPING~~  
~~CAST IRON STACKS~~  
~~WASTE & VENT COPPER~~  
~~NO UNDERGROUND PIPING INTERIOR~~

~~THIS BID DOES NOT INCLUDE:~~  
~~WATER METER, BACKFLOW PREVENTERS, PERMITS, WATER SERVICE FEES~~

**EXHIBIT**  
2

I propose hereby to furnish material and labor - complete in accordance with these specifications, for the sum of:  
Forty Six Thousand Dollars dollars @ 46,000.00

0% Upon Completion of rough

0% Upon Completion of trim

Work is guaranteed to be as specified. All work to be completed in a workmanlike manner and to standard practices. Any alteration or deviation from above specifications involving extra work will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Come to carry fire, tornado, and other necessary insurances. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: John P. Duggan

NOTE: This proposal may be withdrawn 30 days by us if not accepted within

ACCEPTANCE OF PROPOSAL - The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.