

97915384

DRESDEN LAND  
IMPROVEMENTS, INC.

vs.

CHICAGO TRUST COMPANY,  
TRUST NO. 1096363  
OWEN CHEN (MOHAMMED  
FAROOQUI, SAYEED ZAINAB,  
AND ANVAR ALVI)  
ESTATES

CLAIM FOR MECHANICS LIEN

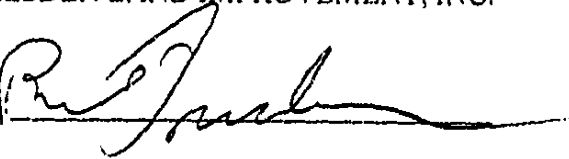
Petition of DRESDEN LAND IMPROVEMENT, INC. which sets forth as follows:

1. That it is engaged in the business of excavation and land improvement with offices at Monee, Will County, Illinois.
2. That DRESDEN LAND IMPROVEMENT, INC. was engaged by OWEN CHEN an owner, to do earth work and paving as set forth on the contract attached hereto as Exhibit A and made a part hereof on the property owned by OWEN CHEN and CHICAGO TRUST COMPANY, Trust No. 1096363 and legally described on Exhibit B attached herein.
3. That all work was completed on July 31, 1997, and there is due and owing on account of said improvements, the sum of \$74,895.65 as per the attached invoices.

WHEREAS, DRESDEN LAND IMPROVEMENT, INC. claims a lien on the above described property in the sum of \$74,895.65 plus interest as provided by statute.

DRESDEN LAND IMPROVEMENT, INC.

BY:



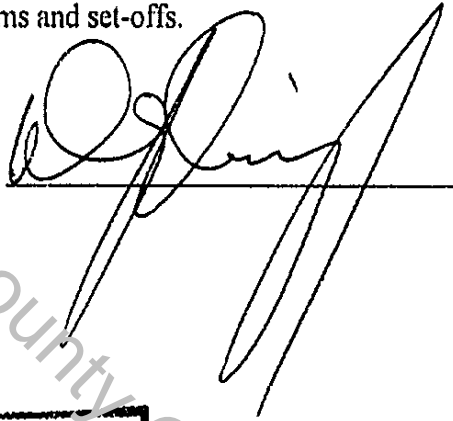
S-YES  
P-7  
N-NO  
M-YES

UNOFFICIAL COPY

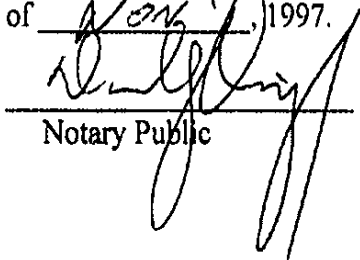
Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF WILL )

PAUL DRESDEN on oath duly sworn says that he is the claimant, agent or employee of claimant, that the foregoing statement of claim for lien by him subscribed is true, that affiant has knowledge of and personally knows that the materials, labor and services rendered and bestowed upon the building and premises aforesaid, and that there is no due and owing to the claimant \$74,895.65 after allowing all just credits, counterclaims and set-offs.



SUBSCRIBED AND SWORN to  
before me this 11 day  
of Nov, 1997.

  
Notary Public

Prepared by:  
Mr. Daniel J. Quigley  
WENNLUND & ASSOCIATES  
1234 North Cedar Road  
P.O. Box 98  
New Lenox, Illinois 60451  
(815)485-4447

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

EXHIBIT B

The East one half of the Northeast one quarter of the Southeast one quarter of Section 34, Township 35 North, Range 14 East of the Third Principal Meridian, (except therefrom the South 14 feet of the West one half of the East one half of the Northeast one quarter of the Southeast one quarter). ALSO the West one half of the Northwest one quarter of the Southwest one quarter of Section 35, Township 35 North, Range 14 East of the Third Principal Meridian, all in Cook County, Illinois. Also known as Lots 1 through 30.

PIN: 32-34-407-011; 32-35-330-001

Commonly known as Royal Oak Estates, Steger, Illinois

CLERK OF COOK COUNTY Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**DRESDEN LAND IMPROVEMENTS INC.**

11349 W. MANHATTAN-MONEE RD. • MONEE, ILLINOIS 60449 • (815) 464-5593  
FAX (815) 469-7189

March 28, 1996

*624 N PRATT AVENUE  
SCHAUMBURG IL 60193*

MR. OWEN CHEN

RE: ROYAL OAKS  
PAVING  
PROPOSAL NO. 96-108 - REVISED

Gentlemen:

We propose to furnish all labor and material necessary for:

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
Fine Grade	10,930	sy	.75	8,197.50
Curb	7,525	lf	6.50	48,912.50
Backfill Curb	7,525	lf	.75	5,643.75
CA-6 Stone 10"	10,930	sy	5.86	64,049.80
Prime	3,279	gal	1.60	5,246.40
1½" Binder Asphalt	10,930	sy	2.30	25,139.00
1½" Surface Asphalt	10,930	sy	2.70	29,511.00
<b>PRICE PER UNIT TOTAL</b>				<b><u>\$186,699.95</u></b>

Continued...

*Hydro seed*

UNOFFICIAL COPY

Property of Cook County Clerk's Office



DRESDEN LAND IMPROVEMENTS INC.

11349 W. MANHATTAN-MONEE RD. • MONEE, ILLINOIS 60449 • (815) 464-5593 FAX (815) 469-7189

March 28, 1996

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
#1	12" RCP	393lf	\$12.00/ft	\$4716.00
#2	12" RCP FES	5ea	\$250.00	\$1250.00
#3	15" RCP	526lf	\$14.00	\$7364.00
#4	15" RCP - FES	2ea	\$275.00	\$550.00
#5	18" RCP	420lf	\$16.00	\$6720.00
#6	18" RCP FES	1ea	\$300.00	\$300.00
#7	24" RCP	70lf	\$20.00	\$1400.00
#8	24" RCP FES	2ea	\$360.00	\$720.00
#9	TYA Inlets	13ea	\$500.00	\$6500.00
#10	TYA M.H. 48"	8ea	\$900.00	\$7200.00
#11	Trench Backfill	210lf	\$14.00	\$2940.00
#12	RIP RAP	10cy	\$45.00	\$450.00
#13	Yard Inlet	1ea	\$410.00	\$410.00
#14	27" RCP	432lf	\$22.00	\$9504.00
Estimated Total Amount				49,524.00 \$50,024.00

This is not a Lump Sum Contract. Billing is based on Price per Unit Installed and completed in a substantial and workmanlike manner. Payable as follows: Upon Completion

No restoration of any kind included. Not responsible for damage to trees, shrubs, grass, sod, flowers, etc. No dirt removal included. Dirt to be mounded over trenches. No Permits, Bonds, or Fees included. No Layout or staking or Additionally Insured.

WE RESERVE THE RIGHT TO REJECT THIS PROPOSAL AFTER 30 DAYS. If Contract is accepted, please sign 1 copy of Proposal and return to: STELTER SANITARY SERVICE, INC.

STELTER SANITARY SERVICE,

Respectfully Submitted,

By: Mark Kulbavitz

Date: 12/27/95

Accepted by:

Date: 2/12/96

UNOFFICIAL COPY

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

<b>DRESDEN LAND IMPROVEMENTS</b> <small>INC.</small>
---

---



---

 11349 W. MANHATTAN-MONEE RD. • MONEE, ILLINOIS 60449 • (815) 464-5593  
 FAX (815) 469-7189

March 28, 1996

MR. OWEN CHEN

RE: ROYAL OAKS  
 EARTHWORK  
 PROPOSAL NO. 96-107 - REVISED

Dear Mr. Chen:

We propose to furnish all labor and material necessary for:

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
R.O.W. Topsoil Strip	1	LS	\$8,938.00	\$ 8,938.00
R.O.W. Clay Excavation	5,800	cy	3.25	18,850.00
Detention 1:				
Topsoil Strip	200	cy	2.00	400.00
Clay Excavation	350	cy	4.50	1,575.00
Respread 6" Topsoil	500	sy	2.00	1,000.00
Detention 2:				
Topsoil Strip	350	cy	2.00	700.00
Clay Excavation	350	cy	4.50	1,575.00
Respread 6" Topsoil	981	cy	2.00	1,962.00
<b>LUMP SUM</b>				<b>\$35,000.00</b>

Continued...

UNOFFICIAL COPY

Property of Cook County Clerk's Office

402110-0101

MR. OWEN CHEN  
Proposal No. 96-107 Revised - Royal Oaks Earthwork  
March 28, 1996  
Page Two of Two

Note:

Our price does not include permits, bonds, layout, tree or stump removal.  
Excavation for R.O.W. and detention areas ONLY.

Any alteration or deviation from the plans and specifications will be executed only upon written orders for same and will be added to or deducted from the sum quoted in this contract. All additional agreements must be in writing.

Final billing shall be based upon the actual quantities of work performed at the unit price quoted. Payment is due immediately upon receipt of our invoice. If our invoice is not paid within 30 days of issue, a service charge of 1-1/2% of the balance due will be assessed each month thereafter until paid in full.

Respectfully submitted,

DRESDEN LAND IMPROVEMENTS, INC.

\_\_\_\_\_  
Steve Davis, Superintendent

\_\_\_\_\_  
Paul Dresden, President

Accepted by:                     

Date:                     

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office