



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3d

Title:	Recommendation to Approve Modifications to a Commercial Corridor and Downtown Business Economic Incentive Award (CCD) for 104 E. Main Street (Crazy Fox)
Presenter:	Matthew O'Rourke

Meeting: Planning & Development Committee

Date: February 13, 2017

Proposed Cost: \$20,250.45

Budgeted Amount: \$20,250.45

Not Budgeted:

Executive Summary (if not budgeted please explain):

On October 17, 2016 the City Council approved a Tier 2 CCD award for Peter Zaikowski, owner of the building located at 104 E. Main Street and proprietor of the Crazy Fox Bar and Grille. The eligible improvements and costs that were approved are as follows:

- New rough plumbing to supply water and sewer to the kitchen and equipment and installation of a new water heater - \$13,830.00
- Required upgrades to the fire alarm and fire sprinkler systems - \$3,570.87
- New duct work to properly vent basement refrigeration and water heater - \$7,600.00
- Installation of and repair of outdated electrical systems and emergency exit lighting - \$3,500.00
- New vent/duct work for required HUD in the remodeled kitchen - \$12,000.00

Update Regarding Installed Improvements:

The \$13,830.00 plumbing portion of the modifications included the installation of new rough plumbing to supply water and sewer to the kitchen and equipment and a new commercial water heater. However, once construction began, and the original kitchen equipment was removed, City staff informed Mr. Zaikowski of additional plumbing modifications required by the plumbing code. These additional items included:

- Installing a new 75-gallon grease trap under the kitchen floor
- Installation of new floor drains to the vegetable and three compartment sinks.
- Connecting the new sinks underneath the kitchen floor to the new grease trap

Based on these additional costs, the original plumbing estimate increased from \$13,830.00 up to \$16,045.00. The original estimate also included the installation of a new water heater for \$8,225.00. However, Mr. Zaikowski was not able to install this new water heater due to the increased costs of the grease trap and additional plumbing modifications. The new plumbing cost of \$16,045.00 does not include the water heater.

Staff is presenting this item to the Planning & Development Committee to incorporate these changes into the final payout of the CCD award. Specifically, that Mr. Zaikowski can receive the total portion (\$20,250.45) of matching funds as per the original agreement. Essentially, this is similar to approving a change order based on the conditions discovered during the construction process. In this instance, the \$4,112.50 of City matching funds allocated to the water heater will go towards the additional required plumbing upgrades. This request will not increase the City's maximum cost of \$20,250.45 per the original agreement.

Attachments (please list):

- Original Commercial Corridor and Downtown Business Incentive Award Agreement
- Invoice for Paid Plumbing Costs
- Table: Checklist for Eligible Improvements & Reimbursements (Post Completion of Work)

Recommendation/Suggested Action (briefly explain):

Recommendation to Approve Modifications to a Commercial Corridor and Downtown Business Economic Incentive Award for 104 E. Main Street (Crazy Fox)

Checklist for Eligible Improvements & Reimbursements (Post Completion of Work)

104 E. Main Street – Pete Zaikowski

Interior Improvements				
Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final Submittal	Amount Eligible to be Reimbursed (50% of budgeted amount)
Cap old plumbing Fixtures, sewer jetting, Install rough plumbing for Sinks and equipment kitchen and Bar, new sump pump.	\$ 5,605.00	Yes	\$ 16,045.00	Pending Council Revisions to the grant application
Install new Commercial Water Heater	\$ 8,225.00	No	Not installed Due to extra Plumbing Costs	\$ 0.00
Install new 4.5 gallon Ansul system	\$ 3,570.87	Yes	\$ 3,570.87	\$ 1,785.44
Install Evaporator assembly in basement and necessary ventilation and electrical supply	\$ 7,600.00	Yes	\$ 5,700.00	\$ 2,850.00
Repair, Service, and replace exiting emergency lighting, exits signs, cap exposed electrical outlets, and connect basement lights and walk-in cooler lights.	\$ 3,500.00	Yes	\$ 4,500.00	\$ 1,750.00 (50% of budgeted \$3,500)
Install new Hood ventilation and motor	\$12,000.00	Yes	\$ 12,000.00	\$ 6,000.00
Totals	\$ 40,500.87		\$41,815.00	(Up to) \$ 20,250.45

Invoice

J L Wagner Plumbing & Piping Inc.
P.O. Box 3117
St. Charles, IL 60174-9098
(630) 584-1181

JLWAGNER
PLUMBING & PIPING, INC.
"The Name You've Trusted Since 1917"

The Crazy Fox
104 E Main Street
Saint Charles, IL 60174

Invoice Number: 0014800-IN
Invoice Date: 11/30/2016
Customer Number: CRAZYFO
Customer P.O.:
Job Number: 18895C

Ship VIA:

Terms: Due on Receipt

Item Code	Description	UM	Quantity	Price	Amount
	Plumbing work to install new grease trap and install owner supplied kitctehn equipment and lavatories				
T / A	Total Amount Due		1.000	16,045.000	16,045.00

PAID
CHK NO. 12520111
DATE 12/15/2016

Net Invoice: 16,045.00
Fuel Surcharge: \$0.00
Sales Tax: 0.00
Invoice Total: **16,045.00**

Refer to:	
Minutes	10-17-16
Page	

City of St. Charles

Commercial Corridor and Downtown Business Economic Incentive Award Agreement

104 E. Main Street
Peter Zilkowski (Crazy Fox Restaurant)

THIS AGREEMENT, entered into this 17th day of October, 2016, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name: **Peter Zilkowski**

Address of Property to be Improved: **104 E. Main Street**

PIN Number(s): **09-27-386-004**

Property Owner's Name: **Peter Zilkowski**

WITNESSETH:

WHEREAS, the CITY has established a **Commercial Corridor and Downtown Business Economic Incentive Award Program** to provide matching grants for permanent Building Improvements within the Commercial Corridor and Downtown Business Economic Incentive Program Boundary Area of the CITY as described in Exhibit I; and

WHEREAS, Peter Zilkowski, APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Commercial Corridor and Downtown Business Economic Incentive Award; and

WHEREAS, said Commercial Corridor and Downtown Business Economic Incentive Program is administered by the CITY and is funded from the general fund for the purposes of improving the commercial building stock along the major commercial corridor and downtown area of the CITY and preventing blight and deterioration; and

WHEREAS, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Commercial Corridor and Downtown Business Economic Incentive Award Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained

herein, the CITY and the APPLICANT do hereby agree as follows:

SECTION 1: The APPLICANT understands and agrees that only the cost of eligible Building Improvements located on the parcels with the following PIN(s) 09-27-386-004, shall be considered reimbursable as described in Exhibit II. The CITY will reimburse the APPLICANT up to 50% of the cost of labor, materials and equipment necessary to install Building Improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit “II” (the “Eligible Building Improvements Cost Estimate”), but in no event more than the maximum amounts as defined below:

Building Improvements cost: \$40,500.87 City’s Share @ 50% up to a maximum of \$20,250.44

Labor by the APPLICANT (“sweat equity”) is not a reimbursable expense. All Building Improvements shall be installed in accordance with approved building permit plans, subject to minor revisions as may be approved by a representative of the CITY due to field conditions not known at the time of design, and similar circumstances beyond the APPLICANT’s control.

SECTION 2: The Director of Community & Economic Development, or designee, shall inspect the Building Improvements installed pursuant to this Agreement and shall include any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

SECTION 3: Upon completion of the Building Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Building Improvements as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or equipment in the work. In addition, the APPLICANT shall submit to the CITY proof of payment of

the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and "before" and "after" pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

1) Upon completion of Building Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,

2) Upon receipt by CITY of the all invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Building Improvements and,

3) Upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Building Improvements are expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 4: All Building Improvements must be completed within 270 days after the approval of this Agreement. Extensions may be approved by the Director of Community & Economic Development, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

SECTION 5: If the APPLICANT or his contractor fails to complete the Building Improvements provided for herein in conformity with the approved plans and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community & Economic Development to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 6: Upon completion of the Building Improvements pursuant to this Agreement

and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Building Improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Building Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Building Improvements provided for in this Agreement unless such changes are first approved by the Director of Community & Economic Development, Designee, or City Council, whichever the case may be. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Building Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the Owner shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

If within the 5-year maintenance period improvement is damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the Building Improvements.

SECTION 7: The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Commercial Corridor and Downtown Business Economic Incentive Award(s) which are the subject of this

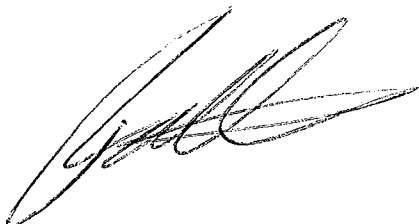
Agreement. The APPLICANT further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said building improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the APPLICANT from undertaking any other work in or about the subject premises, which is unrelated to the Building Improvements provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Building Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the building improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

APPLICANT



PROPERTY OWNER
(if different from APPLICANT)



CITY OF ST. CHARLES:

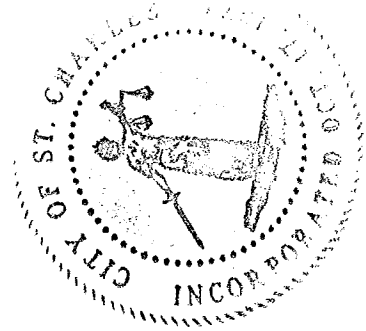
Paul P. Kelly

Mayor or Director of Community & Economic Development

ATTEST:

Nancy Gamson

City Clerk



Applicant contact information:

Phone: _____

Fax: _____

Email: _____

Property Owner's information, if different than applicant:

Phone: _____

Fax: _____

Email: _____

Exhibit I

Map of the Downtown Economic Incentive Program Eligible Properties Boundary

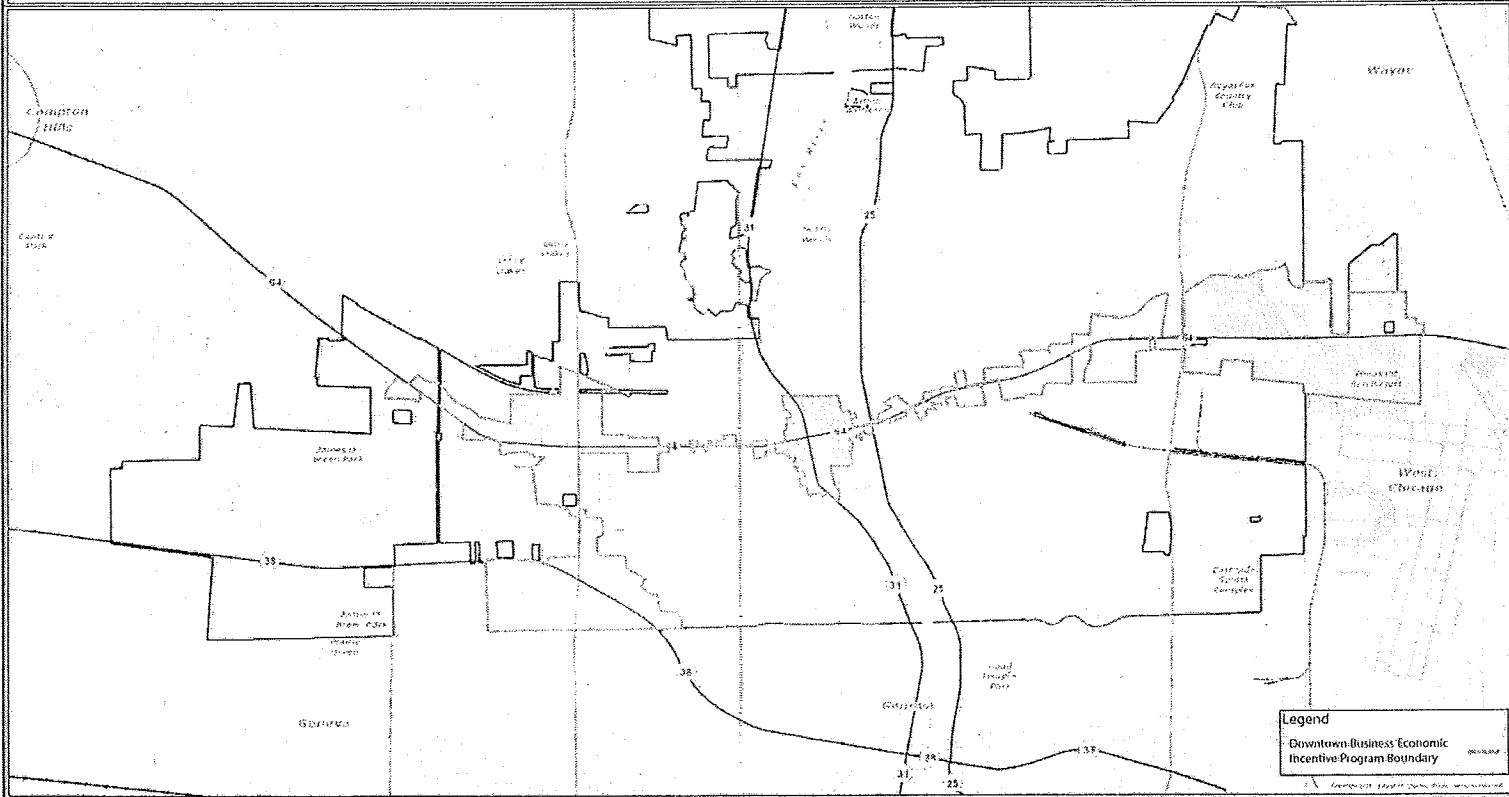


City of St. Charles, Illinois

100 South Third Street, Suite 100
St. Charles, Illinois 60154
www.cityofstcharles.org

Precision GIS

RAYMOND REGINA Mayor
MARK KOENIG City Administrator



Legend
 Downtown Business Economic
 Incentive Program Boundary



Scale
 1 inch = 1 mile
 1:62,500

This map was prepared by Precision GIS, Inc. and is the property of Precision GIS, Inc. It is not to be used for any other purpose without the written consent of Precision GIS, Inc. The City of St. Charles, Illinois, is not responsible for any errors or omissions on this map. The City of St. Charles, Illinois, is not responsible for any errors or omissions on this map.

Exhibit II

Eligible Building Improvements Cost Estimate

JL Wagner Plumbing	13,830.00
Fox Vally	3,570.87
Deluxe HVAC	7,600.00
RC Electrical	3,500.00
Construction by Tony	12,000.00
Total	40,500.87

PROPOSAL

JL Wagner Plumbing and Piping, Inc.
 920 Cedar Ave Suite 4b
 P.O. Box 3117
 St. Charles, IL 60174-9098
 P:630-584-1181 F:630-584-2783

No. 080916-01
Date: 8/9/2016
Sheet No.

Proposal Submitted To:

Name Pete Szaikowski
Street 104 E Main Street
City St. Charles **State:** IL
Phone 630.513.7312

Work to be Performed at:

Street 104 E Main Street
City: St. Charles **State** IL
Date of Plans **Arch**

NO
equipment
rough
Plumbing
only

We hereby propose to furnish the materials and perform the labor necessary for the completion of plumbing work per jobsite and visit and discussion with tenant. (Budget Only)

Phase 1

Cap existing lines at old 3 compartment sink
 Replace missing stops at bar
 Check for leaks on lines and repair as needed
 Check 3 toilets and urinal and repair valves as needed Budget \$750.00

Phase 2

Install owner supplied 3 compartment sink
 Install owner supplied sink behind bar
 Install owner supplied ice machine with filter
 Install owner supplied 2 lavatories Budget \$4,075.00

Phase 3

New Sump pump and check valve
 Filter for existing housing
 Furnish and Install AO Smith BTR – 197 commercial water heater (\$7,550 included in Budget below)
Budget \$8,225.00

Phase 4

Furnish and Install new water softener complete No price – need more info

Sewer Jetting Budget \$780.00 (2 hours
 of service – each additional hour \$250.00)

Notes: There are no backflow preventers onsite at this time – City May require some

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum **Base Bid Dollars \$See Above**

with payments as follows:

Any alteration or deviation from above specifications involving extra costs, 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 your control. Owner to carry fire, tornado, and other necessary insurance upon above work. Work-Men Compensation and Public Liability Insurance on above work to be taken out by:

Respectfully submitted: **J.L. Wagner Plumbing and Piping, Inc**

Per: _____

Note-This proposal may be withdrawn by us if not accepted within 30 days _____

ACCEPTANCE OF PROPOSAL

The above 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.

Signature _____

Date _____

Signature _____

total 13,830



ONE COMPANY DOES IT ALL

Fire Alarm • 24-Hour Monitoring • Fire and Safety Products • Security • Engineered Fire Suppression • Sprinkler Service
2730 Pinnacle Drive • Elgin, IL 60124-7943 • 847-695-5990 • Fax 847-695-3699 • www.foxvalleyfire.com

July 21st, 2016

Attn: Peter Zaikowski
104 E Main Street
St. Charles, Illinois
Via Email: peterz@westchicago.org

Dear Peter,

Fox Valley Fire & Safety is please to submit our proposal for the installation of a 4.5 gallon Ansul R-102 wet chemical fire suppression system for the protection of your kitchen hood and appliances. Based on the information that you have provided me, please find below what Fox Valley Fire & Safety proposes.

Fox Valley Fire & Safety will supply all Ansul R-102 equipment including, control automan, tanks, wet chemical agent, expellant cartridge, nozzles, detectors, fusible links, remote pull station, mechanical gas valve of 2" or smaller, alarm initiating switch, microswitch, pipe/fittings, and non-union labor to install a 4.5-gallon Ansul R-102 wet chemical fire suppression system to protect the exhaust hood and cooking appliances.

Investment Required	\$ 3,193.67
Test with Fire Department	\$ 185.00
Sales Tax	\$ 192.20
Total	\$ 3,570.87

Exclusions: union labor, fire alarm labor, electrical labor, installation of exhaust hood/ductwork, installation of gas valve

Please sign, date and return this proposal to my attention at your earliest opportunity. Upon receipt of your approval we can begin to engineer drawings for submittal into the Village of Sandwich.

Pete, we appreciate the opportunity to quote the above mentioned work. I look forward to partnering with you on this project and appreciate your careful consideration. Please contact me if you have any questions or if I may be of further assistance.



Deluxe HVAC/R Business and Home Services
1133 South Second St, St Charles IL 60174 (630) 377-2257

Service Ticket: DR-0008512
Sep 23, 2016

Customer: Pete Z
New Restaurant
104 East Main Street
Saint Charles, IL 60174
630-512-7312

Bill to: Pete Z
New Restaurant
104 East Main Street
Saint Charles, IL 60174
630-512-7312

Technicians: Tony Passaglia

Notes:

We propose to install new Trenton, Pre-assembled Evaporator assembly including new thermostat, solenoid valve and expansion valve and new Tenton roof-mounted condensing unit.

We will install evaporator in basement cooler on the ceiling near the South-West corner of the cooler blowing Eastward We will pipe the refrigeration line-set from the evaporator, through the cooler's West wall, to a point North and West of the cooler, to a point along the South side of existing chimney, penetrating 1st floor, 2nd floor and roof remaining along the South side of the chimney, ending at the new condensing unit. We will mount the condensing unit on equipment rails on the South side of the chimney on the roof. All of the described work we be completed according to industry common practices and local codes.. After installing equipment we will run, check and adjust to ensure reliability and efficiency.

DeLuxe HVAC/R, Inc. will provide all Manufacturer warranty descriptions and instructions for registration.

All above described work to be completed by DeLuxe HVAC/R Inc. for the amount of \$5700.00. The customer will remit the total amount in 2 payments. The deposit (\$4200.00) is due when accepting this estimate. The remaining balance (\$1500.00) is due as soon as the equipment is installed and ready to be run. If some condition exists that prevents us from starting the equipment at that point a 5% hold-out of the remaining balance will be allowed until the conditions have been remedied and the final run-and-check can be performed.

DeLuxe HVAC/R Inc. has and will maintain at least \$1,000,000.00 liability insurance and workman's compensation.

Respectfully Submitted: Anthony W. Passaglia Accepted: _____ date _____

_____ Initial for Option #1: Full Ke2Therm monitoring and control package: \$850.00, Prepaid with deposit

Initial for Option #2: Electrical supply to evaporator and Condensing unit: \$1900.00, Prepaid with deposit

Base Charge represents initial travel and first hour diagnosis/repair labor

Make checks payable to: Deluxe HVAC/R, 1133 South Second St, St Charles IL 60174 (630) 377-2257

*Misc: Any specific part pricing includes Parts, Parts Warranty, Handling, Sourcing, and all related charges. Sales tax does not apply as above described work has been offered as an all inclusive Parts and Labor service and as such is not subject to any additional retail sales tax. Parts/Labor breakdown does not represent any actual parts sale but is provided only as a convenience to the customer for the sole purpose of justifying the final total dollar amount.

90 DAYS PARTS GUARANTEE - 30 DAY LABOR GUARANTEE * NO GUARANTEE ON CUSTOMER PURCHASED PART * TERMS - C.O.D. 2% MONTHLY FINANCE CHARGE WILL BE ADDED TO BALANCE AFTER 60 DAYS. * CUSTOMER SHALL ASSUME ALL LEGAL FEES DUE TO FAILURE OF PAYMENT.

Conditions of Repair Order:

Add to secure payment of the amount aforesaid and interest, the undersigned and each of them does hereby, jointly, generally and irrevocably, authorized any attorney of any Court of Record to appear for the undersigned, or any of them, if any such court in term time or vacation, at any time after maturity and confess judgment without process against a undersigned, or any of them, in favor of the payee or the holder of this note. for such amount as may appear to be paid or owing hereon, together with costs and reasonable attorney fees and to waive the release all errors which may intervene in any such proceeding, and to consent to immediate execution upon any such judgment and at any execution that may be issued on any such judgment may be immediately levied upon and satisfied out of any personal property of the undersigned, or any of them, and to waive all right to the undersigned, or any of them, to have personal property also taken levied upon to satisfy and such execution, hereby ratifying and confirming all that said attorney may do by virtue hereof. If this note is signed by more than one person, they shall be liable jointly and generally hereunder, but the words "jointly" and "severally" as used in this note shall be disregarded in case it is used by a corporation or by only one person.

Authorized Signature _____ Date 9-20-16
Copyright 2014 Deluxe HVAC/R, Inc.

5,700
1,900

7,600 total

Initial Here _____

RC ELECTRICAL LLC

RC Electrical LLC

The only choice for all your electrical needs



Roy Cantu Jr
Owner
224-239-6443

rcelectrical.llc@gmail.com

Proposal Submitted To:

Work To Be Performed At:

Peter Zaikowski
1-630-512-7312
peterzaikowski@gmail.com

Crazy Fox Bar & Grill
104 E. Main St
St. Charles, ILL 60174

We hereby propose to furnish all materials and labor to complete the following:

Service Electrical as follows:

Repair exit signs and emergency lighting

Add two outdoor emergency lighting on sidewalk (per fire department)

Add filler plates to existing electrical panel in back room

Fix lights hanging in back room

Cap all exposed electrical outlets

Verify and tag all kitchen area outlets as needed

Verify and tag all bar area outlets as needed

Connect basement lights and walk-in cooler lights

Exclusions: Any permits, bonds or fee's that may be charged by the City of St. Charles

Any changes in specifications that alter the cost of labor and materials, must be approved in writing by

Roy Cantu

Peter Zaikowski agrees to pay the sum of 3,500 for the above-described work.

Payment shall be made according to the following schedule:

\$1,500.00 down payment - balance due on completion

Acceptance of Proposal

Peter Zaikowski

9-20-16

CONSTRUCTION BY TONY

PROPOSAL

1450 Plmouth Lane #602
 Elgin, IL. 60123
 Office: 847-323-6173
 jtonybarajas@yahoo.com

Proposal NO. 160806
 DATE August 6, 2016
 CUSTOMER ID
 EXPIRATION DATE

TO PETER
PETEZ@WESTCHICAGO.ORG

Job CRAZY FOX BAR & GRILL
 ST CHARLES, IL

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
	RESTAURANT BAR		

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	EXHAUST		
	HOOD/MOTOR/ CONDUIT		12,000.00
	CHAIR RAIL- MASONRY PANELING		1,400.00
	RESTROOM		
	RESTROOM TILE		3,500.00
	RESTROOM VANITIES (INSTALL ONLY)		175.00
	RESTROOM MIRRORS		175.00
	RESTROOM WALL DIVIDERS		4,000.00
	FRP - PREPARATION ROOM		4,275.00
	BAR - TOP SURFACE		1,200.00
	CROWN MOLDING		1,400.00

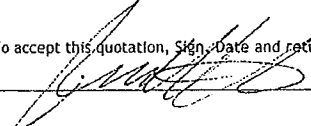
Handwritten notes:
 Ventilation only/not equipment
 fol grant only
 Not included in grant

Prepared by: JB

This is a quotation on the goods and services named above only, and is subject to change in the case of unforeseen circumstances.

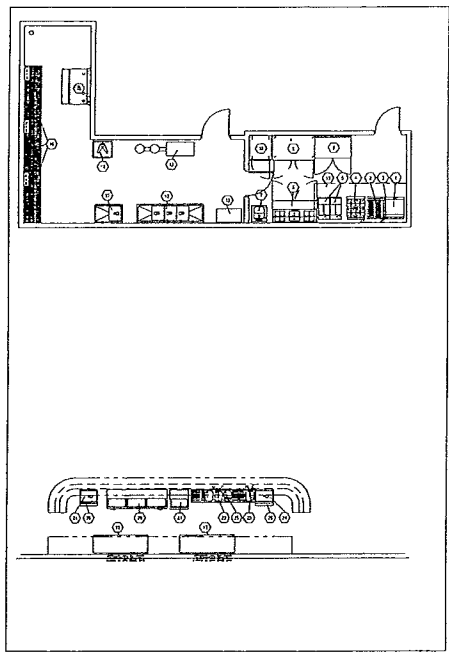
SUBTOTAL	
Arch./Admin. Fees	
TOTAL	\$ 28,125.00

To accept this quotation, Sign, Date and return:

 8-8-2016

THANK YOU FOR YOUR BUSINESS!

© 2000 International Brotherhood of Teamsters, Local 1180, Chicago, IL 60606



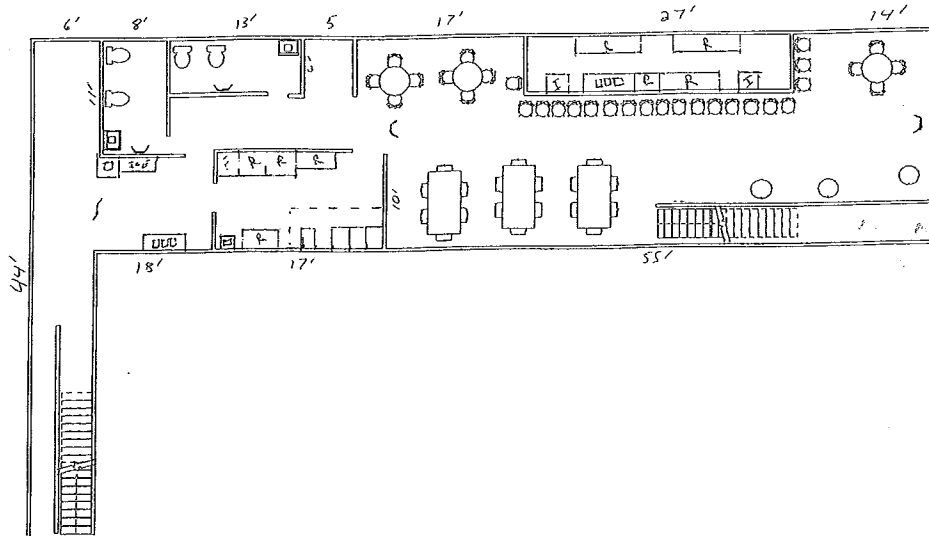
FOOD SERVICE EQUIPMENT			
ITEM NO.	DESCRIPTION	MANUFACTURER	MODEL
1	REFrigerator	Whisper	W-100
2	REFrigerator	Whisper	W-100
3	REFrigerator	Whisper	W-100
4	REFrigerator	Whisper	W-100
5	REFrigerator	Whisper	W-100
6	REFrigerator	Whisper	W-100
7	REFrigerator	Whisper	W-100
8	REFrigerator	Whisper	W-100
9	REFrigerator	Whisper	W-100
10	REFrigerator	Whisper	W-100
11	REFrigerator	Whisper	W-100
12	REFrigerator	Whisper	W-100
13	REFrigerator	Whisper	W-100
14	REFrigerator	Whisper	W-100
15	REFrigerator	Whisper	W-100

FOOD SERVICE EQUIPMENT		MECHANICAL SCHEDULE									
ITEM NO.	DESCRIPTION	TYPE	SIZE	AMOUNT	UNIT	MANUFACTURER	MODEL	NOTES	DATE	BY	CHKD
1	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
2	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
3	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
4	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
5	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
6	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
7	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
8	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
9	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
10	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
11	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
12	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
13	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
14	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
15	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			

FOOD SERVICE EQUIPMENT		ELECTRICAL SCHEDULE									
ITEM NO.	DESCRIPTION	TYPE	SIZE	AMOUNT	UNIT	MANUFACTURER	MODEL	NOTES	DATE	BY	CHKD
1	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
2	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
3	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
4	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
5	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
6	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
7	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
8	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
9	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
10	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
11	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
12	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
13	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
14	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			
15	REFrigerator	REF	10	1	1	Whisper	W-100	See Schedule			

CRAZY FOX
ST. CHARLES, IL
FOODSERVICE EQUIPMENT
KITCHEN & BAR REMODEL

1/2" = 1'-0"
 DATE: 10/15/00
 SHEET NUMBER: FS-1



North River Side Road

Main Street

- No Modifications to Electric
- No Modifications to Plumbing
- Furniture and equipment added
- Exit lights with emergency lights
- Emergency lights
- Replace old Hood
- Install new fire ansil system

- Replace Sump Pump
- Replace Hot water heater

FINAL WAIVER OF LIEN

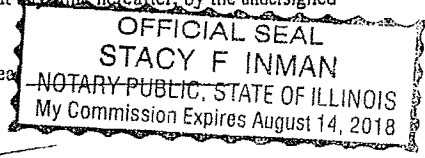
STATE OF ILLINOIS)
)SS
COUNTY OF)
TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Crazy Fox LLC
to furnish Plumbing
for the premises known as The Crazy Fox
of which Crazy Fox LLC is the owner.

The undersigned, for and in consideration of Sixteen Thousand, Forty Five and 0/100

(\$ 16,045.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-describe premises.

Given under Stacy F Inman hand December 1, 2016 and seal
this 1st day of December, 2016



Signature and Seal: [Signature]

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS)
)SS
COUNTY OF)
TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is John L. Wagner
President of the J.L. Wagner Plumbing & Piping, Inc.
 who is the contractor for the Crazy Fox LLC work on the property
 located at 104 E. Main St. St. Charles IL 60174
 owned by Crazy Fox LLC.

That the total amount of the contract including extras is \$ 16,045.00 on which he or she has received payment of
 \$ 0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that
 there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names of all parties who have
 furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for
 material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor
 and material required to complete said work according to plans and specifications:

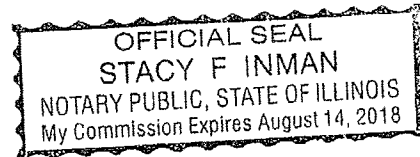
NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
JL. Wagner Plumbing	Labor	11,700.00	0.00	11,700.00	0.00
JL. Wagner Plumbing & Piping	Material	4,345.00	0.00	4,345.00	0.00
All Materials taken from fully paid Stock					
TOTAL LABOR AND MATERIAL TO COMPLETE		16,045.00	0.00	16,045.00	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to nay person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signature: *John L. Wagner* Date: December 1, 2014

Subscribed and sworn to before me this 1st day of December, 2014.

Stacy F. Inman
 NOTARY PUBLIC



SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

STATE OF ILLINOIS)
)SS
 COUNTY OF)

The affiant, John L. Wagner (name) being first sworn on oath, deposes that he is
President (position) of J.L. Wagner Plumbing & Piping, Inc (name of firm)
 being the contractor for Crazy Fox LLC (owner of premises)
 to furnish labor and materials for work on the property located at 104 E. Main St. St. Charles, IL (address of
 premises) and performed Plumbing
 _____, (describe improvements)

on said property. Affiant further deposes that the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have or are doing labor on said improvements; that there is due and to become due them respectively, the amount set opposite their name for materials or labor as described; and that this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

Name/Address	Kind of Work	Amount of Contract	Retention (Incl. Current)	Net Previously Paid	Net Amount This Payment	Balance to Complete
J.L. Wagner Plumbing	Labor	11,700.00		0.00	11,700.00	0.00
J.L Wagner Plumbing	Material	4,345.00		0.00	4,345.00	0.00

Amount of Original Contract	\$ <u>16,045.00</u>	Work Completed to Date	\$ <u>16,045.00</u>
Extras to Contract	\$ <u>0.00</u>	Less _____ % Retained	\$ <u>0.00</u>
Total Contract & Extras	\$ <u>16,045.00</u>	Net Amount Earned	\$ <u>16,045.00</u>
Credits to Contract	\$ <u>0.00</u>	Net Previously Paid	\$ <u>0.00</u>
Balance to Become Due	\$ <u>0.00</u> (including Retention)		

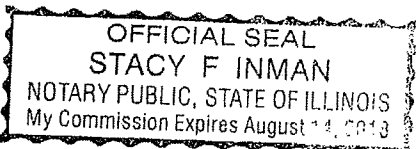
I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed [Signature] Position President

Subscribed and sworn to before me this 1st day of December 1, 2016

[Signature] Notary Public

The above sworn statement should be obtained by the owner before each and every payment.



SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

STATE OF ILLINOIS)
) SS
COUNTY OF)

The affiant, Alan Whale (name) being first sworn on oath, deposes that he is
Treasurer (position) of FOX VALLEY FIRE & SAFETY (name of firm)
being the contractor for _____ (owner of premises)

to furnish labor and materials for work on the property located at 1042 main st St Charles, IL (address of premises) and performed Installation of 4.5-gallon Ansu R-100 wet chemical fire suppression system, (describe improvements)

on said property. Affiant further deposes that the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have or are doing labor on said improvements; that there is due and to become due them respectively, the amount set opposite their name for materials or labor as described; and that this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

Name/Address	Kind of Work	Amount of Contract	Retention (Incl. Current)	Net Previously Paid	Net Amount This Payment	Balance to Complete
<u>Fox Valley Fire & Safety 2730 Pinnacle Dr Elgin, IL 60124</u>	<u>Ansu install</u>	<u>3570.87</u>		<u>0</u>	<u>3570.87</u>	<u>0</u>
	<u>Ansu install</u>	<u>3570.87</u>		<u>0</u>	<u>3570.87</u>	<u>0</u>

Amount of Original Contract	\$ <u>3570.87</u>	Work Completed to Date	\$ <u>3570.87</u>
Extras to Contract	\$ <u>0.00</u>	Less _____ % Retained	\$ <u>0.00</u>
Total Contract & Extras	\$ <u>0.00</u>	Net Amount Earned	\$ <u>0.00</u>
Credits to Contract	\$ <u>0.00</u>	Net Previously Paid	\$ <u>0.00</u>

Balance to Become Due \$ 3570.87 (including Retention)

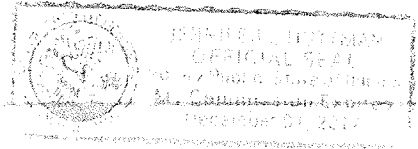
I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed Alan Whale, Position Treasurer

Subscribed and sworn to before me this 10TH day of December, 2016

Jennifer L. Hitt
Notary Public

The above sworn statement should be obtained by the owner before each and every payment.



CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS)
)SS
 COUNTY OF)
 TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is Alan Whale
Treasurer of the FOX Valley Fire & Safety
 who is the contractor for the 104 East main Street work on the property
 located at 104 E main St St. Charles, IL 60174
 owned by _____

That the total amount of the contract including extras is \$ 3570.87 on which he or she has received payment of
 \$ 0.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that
 there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names of all parties who have
 furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for
 material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor
 and material required to complete said work according to plans and specifications:

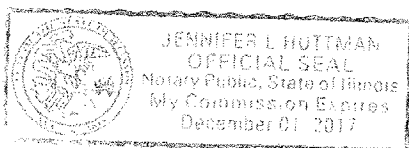
NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
All materials are from fully paid stock and delivered to the job site by our own trucks		3570.87		3570.87	0
All labor is paid to date.					
TOTAL LABOR AND MATERIAL TO COMPLETE		3570.87		3570.87	0

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to nay person for material, labor or
 other work of any kind done or to be done upon or in connection with said work other than above stated.

Signature: Alan Whale, Jr Date: 12/16/2016

Subscribed and sworn to before me this 16TH day of December, 20016.

Jennifer L. Huttman
 NOTARY PUBLIC



FINAL WAIVER OF LIEN

STATE OF ILLINOIS)
)SS
COUNTY OF)
TO WHOM IT MAY CONCERN:

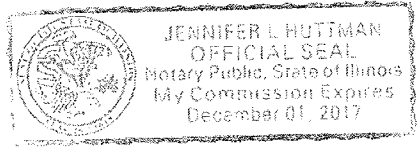
WHEREAS the undersigned has been employed by 104 East Main Street
to furnish Ansal R-102 Wet Chemical Fire Suppression
for the premises known as 104 E main St St Charles, IL 60174
of which _____ is the owner.

The undersigned, for and in consideration of Three thousand five hundred seventy dollars and eighty seven cents
(\$ 3570.87) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged,
do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics'
liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or
machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor
services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned
for the above-describe premises.

Given under my hand _____ and seal _____
this 10TH day of December, 2016
Signature and Seal: [Signature]

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

[Signature]



FINAL WAIVER OF LIEN

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)
TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Construction by Tony inc
to furnish Kitchen Hood / Exhaust / motor / conduit
for the premises known as CRAZY FOX LLC
of which PETE ZAIKOWSKI is the owner.

The undersigned, for and in consideration of TOTAL AMOUNT DUE

(\$ 12,000) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-describe premises.

Given under _____ hand _____ and seal _____
this 29th day of November, 2016,
Signature and Seal: [Signature]



NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS)
)SS
 COUNTY OF KANE)
 TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is JOSE A. BARAKAS
RESIDENT of the Construction by Tony Inc
 who is the contractor for the CRAZY FOX LLC work on the property
 located at 1001 E MAIN ST ST CHARLES IL 60174
 owned by PETE ZAIKOWSKI.

That the total amount of the contract including extras is \$ 12,000 on which he or she has received payment of
 \$ 12,000 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that
 there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names of all parties who have
 furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for
 material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor
 and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
CHILANO WOODS	KITCHEN WOOD	12,000	0	12,000	0
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to nay person for material, labor or
 other work of any kind done or to be done upon or in connection with said work other than above stated.

Signature: Joe A Barakas Date: 11/29/16

Subscribed and sworn to before me this 29th day of November, 2016.

Matt Weiland
 NOTARY PUBLIC



SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

STATE OF ILLINOIS)
 COUNTY OF KANE)^{SS}

The affiant, JOSE A. BARRAS (name) being first sworn on oath, deposes that he is
PRESIDENT (position) of CONSTRUCTION BY TOM (name of firm)
 being the contractor for CRAZY FOX LLL (owner of premises)
 to furnish labor and materials for work on the property located at 104 E MAIN ST (address of
 premises) and performed installed kitchen hood/exhaust
motor/conduit (describe improvements)

on said property. Affiant further deposes that the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have or are doing labor on said improvements; that there is due and to become due them respectively, the amount set opposite their name for materials or labor as described; and that this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

Name/Address	Kind of Work	Amount of Contract	Retention (Incl. Current)	Net Previously Paid	Net Amount This Payment	Balance to Complete
<u>CHILABO WOODZ</u>	<u>KITCHEN HOOD</u>	<u>12,000</u>	<u>0</u>	<u>10,000</u>	<u>2,000</u>	<u>0</u>

Amount of Original Contract \$ 12,000 Work Completed to Date \$ _____
 Extras to Contract \$ _____ Less _____ % Retained \$ _____
 Total Contract & Extras \$ _____ Net Amount Earned \$ _____
 Credits to Contract \$ _____ Net Previously Paid \$ _____
 Balance to Become Due \$ 12,000 (including Retention)

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed Jose A Barras Position PRESIDENT

Subscribed and sworn to before me this 29th day of November, 2016

"OFFICIAL SEAL"
 Matt Weiland
 Notary Public, State of Illinois
 My Commission Expires 5/13/2018

[Signature] Notary Public

The above sworn statement should be obtained by the owner before each and every payment.

SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

The affiant, _____ (name) being first sworn on oath, deposes that he is
OWNER (position) of RC Electrical (name of firm)
 being the contractor for CRAZY FOX LLC (owner of premises)
 to furnish labor and materials for work on the property located at 104 E MAIN ST (address of
 premises) and performed Repair exit signs & Emergency lighting
Fill electrical Panel connect HVAC unit on roof, (describe improvements)

on said property. Affiant further deposes that the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have or are doing labor on said improvements; that there is due and to become due them respectively, the amount set opposite their name for materials or labor as described; and that this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

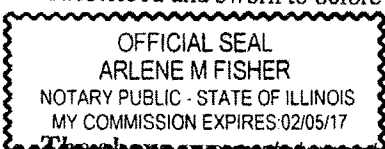
Name/Address	Kind of Work	Amount of Contract	Retention (Incl. Current)	Net Previously Paid	Net Amount This Payment	Balance to Complete

Amount of Original Contract \$ 5,400 Work Completed to Date \$ _____
 Extras to Contract \$ _____ Less _____ % Retained \$ _____
 Total Contract & Extras \$ _____ Net Amount Earned \$ _____
 Credits to Contract \$ _____ Net Previously Paid \$ _____
 Balance to Become Due \$ 5,400 (including Retention)

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed by R. C. Q. Position President

Subscribed and sworn to before me this 7th day of December, 2016



Arlene M. Fisher Notary Public

~~The above sworn statement should be obtained by the owner before each and every payment.~~

CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS)
)SS
 COUNTY OF KANE)
 TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is OWNER
 _____ of the RC Electrical LLC
 who is the contractor for the CRAZY FOX LLC work on the property
 located at 104 E MAIN ST ST CHARLES IL 60174
 owned by PETE ZAILKOWSKI

That the total amount of the contract including extras is \$ 5,400 on which he or she has received payment of
 \$ 5,400 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that
 there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names of all parties who have
 furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for
 material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor
 and material required to complete said work according to plans and specifications:

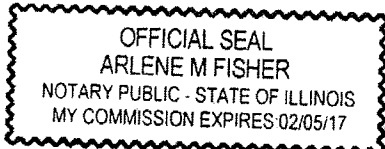
NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to nay person for material, labor or
 other work of any kind done or to be done upon or in connection with said work other than above stated.

Signature: X [Signature] (President) Date: _____

Subscribed and sworn to before me this 7th day of December, 2016

Arlene M. Fisher
 NOTARY PUBLIC



FINAL WAIVER OF LIEN

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)
TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by RC ELECTRICAL LLC
to furnish Repair Exit signs + Emergency lighting. Fill electric panel Repair open outlets
for the premises known as CRAZY FOX LLC & connect electric to HVAC unit
of which PETE ZAIKOWSKI is the owner.

The undersigned, for and in consideration of _____

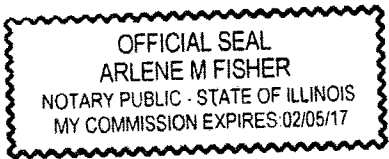
(\$ 5,400) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-describe premises.

Given under _____ hand _____ and seal RC Electrical LLC
this 7th day of December, 2019

Signature and Seal: [Signature] (President)

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

Arlene M. Fisher



SWORN STATEMENT FOR CONTRACTOR AND SUBCONTRACTOR TO OWNER

STATE OF ILLINOIS)
) SS
 COUNTY OF Kane)

The affiant, Robyn Lyn Chione (name) being first sworn on oath, deposes that he is
Administrative Asst. (position) of Deluxe Refrigeration (name of firm)
 being the contractor for Crazy Fox, LLC (owner of premises)

to furnish labor and materials for work on the property located at 104 E. Main St. (address of premises) and performed installed pre-assembled evaporator assembly, solenoid and expansion valves, thermostat, (describe improvements) and new Treaton roof top condensing unit

on said property. Affiant further deposes that the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have or are doing labor on said improvements; that there is due and to become due them respectively, the amount set opposite their name for materials or labor as described; and that this statement is a full, true and complete statement of all such persons, the amounts paid and the amounts due or to become due to each.

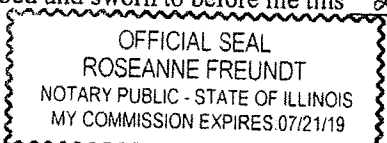
Name/Address	Kind of Work	Amount of Contract	Retention (Incl. Current)	Net Previously Paid	Net Amount This Payment	Balance to Complete

Amount of Original Contract \$ 5,700.00 Work Completed to Date \$ _____
 Extras to Contract \$ _____ Less _____ % Retained \$ _____
 Total Contract & Extras \$ _____ Net Amount Earned \$ _____
 Credits to Contract \$ _____ Net Previously Paid \$ _____
 Balance to Become Due \$ 5,700.00 (including Retention)

I agree to furnish Waivers of Lien for all materials under my contract when demanded.

Signed Robyn Chione Position Administrative Asst.

Subscribed and sworn to before me this 27th day of OCTOBER, 2016



Roseanne Freundt Notary Public

The above sworn statement should be obtained by the owner before each and every payment.

FINAL WAIVER OF LIEN

STATE OF ILLINOIS)
)SS
COUNTY OF)

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Deluxe Refrigeration

to furnish Evaporator Assembly including thermostat, Solenoid valve, expansion valve, new

for the premises known as Crazy Fox, LLC

of which Pete ZaiKowski is the owner.

Trenton roof-mounted
Condensing
unit

The undersigned, for and in consideration of total amount due

(\$ 5,100.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of all labor services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-describe premises.

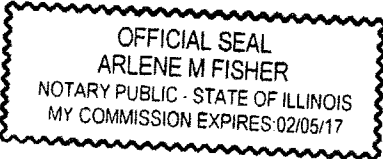
Given under 7 hand _____ and seal Deluxe Refrigeration

this October 7th day of 21, 2016

Signature and Seal: Robyn Chiome, Deluxe Refrigeration

NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set forth; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner.

Arlene M. Fisher



CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS)
)SS
 COUNTY OF KANE)
 TO WHOM IT MAY CONCERN:

THE undersigned, being duly sworn, deposes and says that he is Administrative Assistant
 _____ of the Deluxe Refrigeration
 who is the contractor for the Crazy Fox, LLC work on the property
 located at 104 E. Main St., St. Charles, IL 60174
 owned by Pete Zaimowski

That the total amount of the contract including extras is \$ 5,100.00 on which he or she has received payment of \$ 5,100.00 prior to this payment. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defect the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES	WHAT FOR	CONTRACT PRICE	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
TOTAL LABOR AND MATERIAL TO COMPLETE					

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

Signature: Robyn Chouze Date: 10/27/16

Subscribed and sworn to before me this 27th day of OCTOBER, 2016.

Roseanne Freundt
 NOTARY PUBLIC

