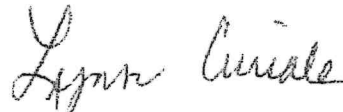


STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DU PAGE     )

I, Lynn Curiale, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Resolution **#R-22-56 A RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF WOOD DALE AND THE OWNER FOR FAÇADE IMPROVEMENTS AT 369-383 N WOOD DALE ROAD, IN A NOT TO EXCEED AMOUNT OF \$5,807**

Passed by The City of Wood Dale, Du Page County, Illinois, IN WITNESS WHERE OF, I have hereunto subscribed my name and affixed the seal of the City of Wood Dale, this 20<sup>th</sup> day of October, 2022.



Lynn Curiale, City Clerk

SEAL



**Resolution #R-22-56**

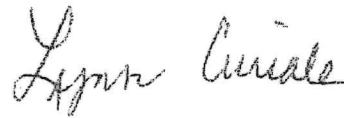
**A RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF  
WOOD DALE AND THE OWNER FOR FAÇADE IMPROVEMENTS AT 369-383  
N WOOD DALE ROAD, IN A NOT TO EXCEED AMOUNT OF \$5,807**

Passed: October 20, 2022  
Published in Pamphlet Form: October 21, 2022

I, Lynn Curiale, as the City Clerk for the City of Wood Dale, hereby certify that the  
attached Resolution is a true and correct copy of #R-22-56

**A RESOLUTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF  
WOOD DALE AND THE OWNER FOR FAÇADE IMPROVEMENTS AT 369-383  
N WOOD DALE ROAD, IN A NOT TO EXCEED AMOUNT OF \$5,807**

Passed and approved by the City Council of the City of Wood Dale on October 20, 2022  
and hereby published in pamphlet on October 21, 2022.



Lynn Curiale, City Clerk

SEAL



**RESOLUTION NO. R-22-56**

**RESOLUTION TO APPROVE AN AGREEMENT BETWEEN  
THE CITY OF WOOD DALE AND THE OWNER FOR FACADE IMPROVEMENTS  
AT 369-383 N WOOD DALE ROAD,  
IN A NOT TO EXCEED AMOUNT OF \$5,807**

**WHEREAS**, the City of Wood Dale (hereinafter the “City”) is a body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*; and

**WHEREAS**, the City is authorized and empowered under the Illinois Municipal Code, and its Ordinances (“Ordinances”) adopted pursuant thereto, to enter into agreements and to contract for goods and services; and

**WHEREAS**, the City Council of the City has previously approved institution of a Façade Improvement Program to encourage improvement to commercial properties along the City’s main commercial corridors; and

**WHEREAS**, Tom Scianna (“Owner”), have applied for a Façade Improvement grant to improve property owned by the Owner at 369-383 N Wood Dale Road, Wood Dale, Illinois; and

**WHEREAS**, the City and the Owner have negotiated an Agreement for Façade Improvements at 369 -383 N Wood Dale Road (“Agreement”); and

**WHEREAS**, pursuant to the Illinois Municipal Code and the Ordinances of the City, the Mayor and the City Council of the City hereby approve and ratify the Agreement with the Owner, a copy of which is attached hereto and incorporated herein by reference as Exhibit “1”.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF WOOD DALE, DUPAGE COUNTY, AN ILLINOIS CORPORATION**, duly assembled in regular session, as follows:

**SECTION 1:** The recitals set forth above are incorporated herein and made a part hereof.

**SECTION 2:** That Agreement with the Tom Scianna (“Owner”), for the property located at 369-383 N Wood Dale Road, in substantially the same form as attached to this resolution as Exhibit “1” and incorporated herein by reference, is approved and accepted by the City of Wood Dale.

**SECTION 3:** The Mayor is authorized and directed to execute said Agreement on behalf of the City of Wood Dale, which signature shall be attested to by the City Clerk.

SECTION 4: The City Manager, staff and/or the City Attorney shall take the steps necessary to put the terms and conditions of the Agreement into effect.

SECTION 5: That all ordinances and resolutions, or parts thereof in conflict with the provisions of this Resolution are, to the extent of such conflict, hereby repealed.

SECTION 6: That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

PASSED this 20<sup>th</sup> day of October 2022.

AYES: 5

NAYS: Alderman Susmarski, Woods

ABSENT: 0

APPROVED this 20<sup>th</sup> day of October, 2022.

SIGNED: Annunziato Pulice  
Annunziato Pulice, Mayor

ATTEST: Lynn Curiale  
Lynn Curiale, City Clerk



**Exhibit 1**  
**Facade Improvement Agreement**

**AGREEMENT WITH THE CITY OF WOOD DALE  
FOR FAÇADE IMPROVEMENTS**

**THIS AGREEMENT**, entered into this 31<sup>st</sup> day of October 2022 between the City of Wood Dale, Illinois ("City"), an Illinois municipal corporation, and Tom Scianna., the owner ("Owner") of 369-383 N Wood Dale Road, Wood Dale, DuPage County, Illinois ("Property"). The owner has applied to the City for payment of expenditures incurred in connection with certain façade improvements for the Property to which the Owner has agreed:

**WITNESSETH**

**WHEREAS**, for purposes of controlling and preventing blight, dilapidation, and deterioration of commercial structures along the major corridors of the City, the City has adopted a program whereby it will consider applications for payment by the City for a portion of the property owner or lessee's expenses for improving and updating the façade of buildings and other structures; and

**WHEREAS**, the Tenant has applied to the City for payment of certain expenses that it has incurred, or will incur, for the improvement, repair, rebuilding, and/or updating of the façade and site ("Façade Improvements") of the Property; and

**WHEREAS**, the City has reviewed the application and the supporting documents submitted for the Façade Improvements, and has determined that the Façade Improvements will improve the appearance and/or structural condition of the Property and thereby reduce structural blight, dilapidation, and deterioration along the commercial corridors of the City in which it is located; and

**WHEREAS**, accordingly, the City is willing to pay the Tenant for a portion of the costs of the Façade Improvements in the amount and on the terms and conditions stated below, and the Tenant agrees to and is willing to accept such amount on the terms and conditions stated herein, which are also acceptable to the Owner.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreement obtained herein, the City and Tenant do hereby agree as follows:

**Section 1. FAÇADE PAYMENT AMOUNT.** The City shall pay the Tenant an amount ("Façade Payment") as the City Council of the City shall determine, not to exceed five thousand eight hundred seven dollars (\$5,807.00), or such lesser amount as set forth in Section 2 below, for, and only for the costs of Façade Improvements, as set forth in the Owners Description of Proposed Improvements, including photographs of the building façade, as described in the Staff Memorandum, dated September 12, 2022, which are attached hereto and incorporated herein by reference as Exhibits A. Only those costs set forth in the Owners Description of Proposed Improvements shall be eligible for the Façade Payment. The amount of any grants, gifts, donations, or other consideration, including the value of any materials or services in kind, for which there is no obligation of repayment or other consideration given, shall be deducted from the total costs of the Façade Improvements to determine the costs eligible for the Façade Payment. If the Façade

Improvements are part of the demolition, repair, rebuilding, improvement, or updating of other portions of the Project Property, the amount of such grants, gifts, donations, or other consideration to be deducted shall be in proportion to the costs of the Façade Improvements to the total costs of the demolition, repair, rebuilding, improvement, or updating of the Project Property. The costs of licenses, re-inspections, and fines and penalties by governmental agencies shall not be eligible for Façade Payment.

The Façade Payment shall be made in one installment, upon completion of the Façade Improvements pursuant to Section 2. In no case shall the amount paid to the Tenant exceed the amount stated in this Section.

**Section 2. CONDITIONS OF ENTITLEMENT TO FAÇADE PAYMENT.** The Owner shall not be entitled to payment for the Façade Improvements until all of the following have been complied with as set forth herein:

1. All permits, licenses and easements required for the Façade Improvements must have been secured and paid for within forty-five (45) days of the execution of this Façade Improvement Agreement, unless otherwise extended and agreed to by the Parties.
2. All required plans and specifications for the Façade Improvements must have been submitted to and reviewed and approved by the City and all other governmental agencies having jurisdiction over the Façade Improvements.
3. All work required by Exhibits A, respectively, must have been commenced within thirty (30) days of the availability of the required permits and licenses for issuance. Unless delays are caused by weather, acts of God, or other events beyond the control of the Owner or its contractor, the work shall have been fully completed and inspected and approved by the City and all other governmental agencies having jurisdiction over the Façade Improvements within three hundred sixty-five (365) days of permit issuance. If the Façade Improvements are part of a larger demolition, repair, rebuilding, improvement, or updating of any of the Project Property, all work required by the Architectural Plans and Scope of Work and Costs, identified as Exhibits A, respectively, therefor must have been fully completed, inspected, and approved by the CITY and all other governmental agencies having jurisdiction over such work.
4. Upon completion of the Façade Improvements and all required final inspections, the Tenant shall submit to the City a properly executed and notarized contractor statement and architect fee statement showing the full cost of the work for the eligible 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 approved scope of work. In addition, the Tenant shall submit to the City proof of payment of the contract cost pursuant to the contractor's and the architect's statements and waivers or releases of liens from each contractor and subcontractor.
5. The Property and its usage shall be in full compliance with the codes and ordinances of the City and other applicable laws.



**Section 3. FAILURE TO COMPLETE WORK.** If the Owner or its contractor fails to complete the Façade Improvements in conformity with the plans and specifications therefor and secure the required final inspections and approvals, this Façade Improvement Agreement shall terminate and all obligations on the part of the City for the Façade Payment shall cease and become null and void.

**Section 4. MAINTENANCE OF FAÇADE IMPROVEMENTS.** Upon completion of the Façade Improvements pursuant to this Façade Improvement Agreement, the Owner, their successors, and/or assigns, shall be responsible for properly maintaining them in their finished form and without change or alteration thereto, except as may be approved by the City, for a period of three (3) years from completion. For any violation of this Section, the City shall have cause of action against the Tenant and or Owner, their successors, and or assigns, individually or collectively, for recovery of the full amount of the Façade Payment and its costs and expenses of litigation, including attorney's fees and witness fees and expenses.

**Section 5. UNRELATED IMPROVEMENTS.** Nothing herein is intended to limit, restrict or prohibit the Tenant or Owner from undertaking any other work in or about the subject premises which is unrelated to the Façade Improvements provided for in this Façade Improvement Agreement.

**Section 6. AGREEMENT APPLICABLE TO SUCCESSORS AND ASSIGNS.** This Façade Improvement Agreement shall be binding upon the Owner and their successors and assigns of the Property for a period of three (3) years from and after the date of completion and approval of the improvements provided for herein. It shall be the responsibility of the Owner to inform all such successors and assigns of the tenancy or ownership of the Property of this Façade Improvement Agreement.

**Section 7. OTHER AGREEMENTS AND REQUIREMENTS.** The Owner expressly understand and agree that the Façade Improvements are wholly a private undertaking of the Tenant and/or Owner and that they are not a public work and that, other than to the extent in this Façade Improvement Agreement, there is no joint venture or partnership, or other business arrangement between the City and the Owner or Tenant with respect to them.

To the fullest extent permitted by law, the Owner hereby agree to defend, indemnify, and hold harmless the City, its officials, agents, employees, and volunteers against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, costs and expenses which may in any way accrue against the City, its officials, agents, employees, and volunteers arising in whole or in part or in consequence of the Façade Improvement Agreement and/or the undertaking of the Façade Improvements by the Owner, their employees, contractors, or subcontractors, or which may in any way result therefrom. The Owner shall, at their own expense, appear, defend, and pay all charges of attorneys, witnesses, and consultants and all costs and other expenses arising therefrom or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents, employees, and volunteers in any such action, the Owner shall, at its own expense, satisfy and discharge the same.

Owner expressly understands and agrees that any performance bond or insurance policies shall in no way limit its responsibility to indemnify, keep and save harmless and defend the City, its officials, agents, employees, and volunteers as herein provided.

Notwithstanding the City's obligation to make the Façade Payment to the Owner, the Owner further agrees that the entire Façade Payment or any portion thereof due the Owner by virtue of this Façade Improvement Agreement may be retained by the City, as shall be considered necessary in the sole judgment of the City, to protect itself against said loss until such claims, suits, or judgments shall have been settled or discharged and/or evidence to that effect shall have been furnished to the satisfaction of the City.

**Section 8. PERFORMANCE OF AGREEMENT.** It is agreed that the Parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the Parties to recover a judgment for monetary damages against each other, provided, however, that no Party shall have the right to recover any indirect, special, punitive, incidental, or consequential damages, and further, that the Owner or their successors or assigns shall not have a right to recover a judgment for monetary damages against any elected or appointed official, employee, or volunteer of the City for any breach of any of the terms of this Agreement, and that the total liability of the City for any and all claims hereunder shall not exceed the Façade Payment amount as provided for herein.

**Section 9. MULTIPLE ORIGINALS.** This Façade Improvement Agreement may be executed in multiple originals, which, when associated with one another shall constitute a binding agreement.



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

**TOM SCIANNA**

TOM SCIANNA

Attest: Tom Scianna

**CITY OF WOOD DALE**

By: Annunziato Bulice  
Annunziato Bulice, Mayor

Attest: Lynn Curiale  
Lynn Curiale, City Clerk

# CITY OF WOOD DALE

Community Development



## MEMO

DATE: Monday, September 12, 2022  
TO: Streetscape & Economic Enhancement Committee  
FROM: Wilvert Ibares, Director of Administrative Services  
SUBJECT: Façade Improvement Grant for 369-383 N Wood Dale Rd

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### OVERVIEW

A Façade Improvement Grant application was submitted to request reimbursement for the façade improvement for the property at 369 - 383 N Wood Dale Road. The proposed façade improvement is a complete replacement of the roof and gutters.

### **Required Documents & Submittals**

The following items were submitted with the application and are attached to this memo:

- Exhibit A:** Narrative
- Exhibit B:** Photos of the existing building
- Exhibit C:** Detailed contractor cost estimates:
  1. Driscoll Roofing
  2. Kevin Construction LLC
  3. MKJ Roofing
- Exhibit D:** Proposed Illustrations
- Exhibit E:** Location Map
- Exhibit F:** Proof of Ownership

### ANALYSIS

The subject property is located along Wood Dale Road across from White Cottage Pizza. The subject property is zoned TCB, Town Center Business. Dwelling units above ground and floor business are permitted in the TCB district.

### **Background**

The building originally built in 1988, was purchased by current owners on August 8, 1996. The building has dwelling units above ground floor and retail spaces on the ground floor. There is a total of four retail space.

Per the Façade Improvement Program Policy, properties may be eligible for a grant award of up to 50% of the total improvement cost, up to a maximum of \$130,000.00. Further, the improvements shall be maintained in their finished form, except as may be approved by the City Council, for a period of 3 years from completion.

## Façade and Site Improvements

### *Eligible Expenses*

The applicant received three proposals for the proposed renovation and site improvements, see Exhibit C. The project exceeds the minimum total construction value of \$10,000 and is eligible for reimbursement.

Per the Façade Improvement Program Policy, improvements that qualify for reimbursement include façade improvements that improve the appearance of the building by change of materials or colors, including painting.

The following table lists the cost comparisons for the entire scope of the project. Other items may be considered for partial funding.

<b>Cost Comparison Plus Permit Fee Estimate</b>			
	Driscoll Roofing	Kevin Construction LLC	MKJ Roofing
New roof <sup>1</sup>	\$49,065.00	\$42,000.00	\$44,500.00
Gutters (not eligible)	\$7,050.00	\$7,189.00	\$5,200.00
Skylight (not eligible)	\$1,150.00	NA	\$1,250.00
Est. Permit Fee:	\$300.00	\$300.00	\$300.00
<b>Total:</b>	\$57,565	\$49,489.00	\$51,250.00
<b>Total excluding ineligible expenses</b>	\$49,365.00	\$42,300.00	\$44,800.00

<sup>1</sup> Cost estimates for the entire building, not just the street facing façade.

**Façade Improvement Scoring**

CRITERIA	POINTS
<b>Visual Impact</b>	
<i>Improved curb appeal</i> The curb appeal of the property is being improved by including a change in roofing shingles throughout the building	2
<i>Improved pedestrian experience</i> The proposed project will not change the architectural details of the building.	0
<i>Significant visual improvements</i> The proposed modifications are limited to changes in the shape and material of the roof and the color will remain a similar color. The proposed façade improvements will provide a minimal visual impact as there are no other improvements being made to the façade of the property.	0
<b>Financial Impact</b>	
The proposed improvements are limited to the façade improvement renovation eligible for grant funding. The applicant is not leveraging more private investment than required to obtain grant funding.	1
The proposed project is not part of a larger project that improves both the façade and site, it is limited to the modifications to the roof.	1
<b>Property Use</b>	
The space is used for mixed use with 1 <sup>st</sup> floor retail	4
<b>Points Total:</b>	<b>8</b>

When asked to submit a façade improvement scoring sheet, the applicant scored their projects at 12.

**RECOMMENDATION**

Staff recommends to enter into a grant agreement to reimburse the applicant twenty five percent (25%) of eligible costs. The Streetscape and Economic Enhancement Committee is asked to identify the eligible costs. Based on the lowest estimate provided by the applicant, the total reimbursement value shall not exceed ten thousand five hundred seventy-five dollars (\$10,575.00) (or 25% of \$42,300.00). Staff's recommendation is based on the eligibility of the project and the façade improvement scoring criteria, which totaled to 8 points. The project exceeds the \$10,000 minimum cost valuation requirement, the property is greater than 30 years old and the proposed improvements fall under the façade improvement and renovation category of improvements.



**City Of Wood Dale  
Facade Improvement Program**

To whom it may concern,

I Tom Scianna, owner of our 8 Unit building across from City Hall. Location is 369-383 N Wood Dale Rd, Building consists of 4 Rental and 4 apartments. I have owned this building for more than 20 years and plan to keep it for many years to come. Requesting and planning to replace Roof and Gutters and Downspouts. Asking for financial assistance for the Facade Improvements Program to help pay for All sections of the Roof and Gutters and Downspout. The Roof, Gutters and Downspouts are visible from the street of Wood Dale Rd on the front from West and South and North. The back of building is a Public right of way the Alley (See section # 4 Eligible Expenses) Which qualifies for the reinsburishment. I also want to improve the Facade of this building even more by doing the Windows, Doors, Landscaping as well as the Signage. Soon we'll submit an application for that. If approved I plan to start work within 30 days and should take about a week to complete. I thank all of you for considering my application and hopefully financial assistance is Granted.

9/9/2022

Very Truly Yours,

Tom Scianna













Rear of the building from public ally







DRI  
710 W. Lake Street Addison, IL 60101 (630)  
628-7800  
Sales Representative Steven Driscoll  
Steve@driscollroofing.com

**T&L Scianna LLC Wood Dale 369 -383 N. Wood Dale  
Rd Wood Dale, IL 60191**

**Customer#2411**

**Description**

**Estimate # 1948**

**Date 7/22/2022**

Work to be done: Tear off and install new roof on upper and mansard roofs on building.

- Remove the existing roofing to the bare wood deck.
- Inspect the decking for loose and damaged decking.
- Nail down any loose decking.
- Replace any damaged wood (at an additional cost).
- Install ice and water shield 6' wide along gutterlines.
- Install ice and water shield 24" past inside wall.
- Install #15 lb. felt underlayment.
- Install a starter row of shingles.
- Install GAF Timberline HDZ architectural shingles.
- Install 5 galvanized roofing nails per shingle.
- Install hip and ridge capping.
- Replace the plumbing flashing with lead plumbing flashing.
- Install T style drip edge flashing along rake edges.
- Replace all standard aluminum screened roof vents.
- Seal all flashings.
- Clean out all debris from the gutters.

Choice of shingles:

GAF: Timberline HDZ x\_\_\_\_\_

Owens Corning: Duration x\_\_\_\_\_

**ADDITIONAL WORK. Please  
initial to accept additional work.  
Not included in total.**

- Replace gutters and downspouts on building.
- Install new 6" seamless k-style aluminum gutters using screws.
- Install gutters with adequate pitch to ensure proper drainage.
- Install new oversized (3x4") aluminum downspouts in existing locations.

\$7,050.00

Replace skylight with new non-opening Velux laminated skylight and flashing kit.  
No Interior work included.

\$1,150.00

7 year guarantee on labor for roofing work.

**Sub Total \$49,065.00 Total \$49,065.00**

40 Year manufacture's limited warranty on shingles.

All material is guaranteed to be as specified and the above work to be performed and completed in a substantial workmanlike manner with payments to be made as follows: 1/2 down before job is started and the balance is due on completion. The terms and conditions on the following page(s) are part of this agreement.

State licensed and fully insured. Roofing license number: 104.001488

**This offer may be withdrawn unless accepted with in 5 business days. Per: \_\_\_\_\_ Respectfully**

**submitted by DRI Steven Driscoll**

**ACCEPTANCE OF ESTIMATE**

The above prices and 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

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_ Signature: \_\_\_\_\_

KEVIN CONSTRUCTION LLC

Project Proposal

August 04, 2022

369 383 N Wood Dale Rd

Wood Dale, IL. 60191

RE: Roof Replacement

Scope of work to be perform:

Conduct a pre installation meeting to discuss Safety, Scope and Logistics. At the mansard and upper roof, remove shingles down to the roof deck, inspect decking for **soundness: any needed deck replacement will be an added cost to the project of a rate of \$95 per 4'x8, 5/8" CDX Sheet.** Install (Total of 6') **Certain Teed WinterGuard ice & water shield underlayment on the eaves** per code, also on all penetrations flashings. **Cover rest of roof decking with Certain Teed Premium Synthetic underlayment.** Install **Certain Teed Landmark** shingles with matching **Certain Teed Shadow Ridge cap.** Color: TBD Replace plumbing pipe flashings with formed lead flashings. Replace upper roof perimeter flashing. Replace **bath vents as needed.** Remove and replace two 6" plumbing stack vent with pre formed lead flashings **Remove and cancel existing roof vents and replace with a Certain Teed Filtered ridge vent system.** Remove and replace existing skylight with new **Velux Fixed Deck Mount unit.** **Remove and replace eight mansard window well aluminum cladding.** **At rake ends, remove and replace existing drip edge flashing.** Clean up project debris & haul away. Protect shrubs and landscaping around house with tarps Pick up nails with a magnetic broom. **Warranty: Certain Teed Limited Lifetime warranty on materials** including a 5-year work men-ship warranty, upon completion and full payment. **Total Labor and material for work mention above \$42,000** Terms: \$18,000 down on or before start day Balance paid in full upon completion/invoice

- Please note that this project will be loud, dirty and produce falling debris, please bear with us.
- Tear off and completed roof replacement to be finish in no more than two days, except in case of inclement weather.
- Permit fee not included in proposal and will be billed additionally at cost upon city approval. Pricing is good for 30 days. We look forward to hearing from you soon.
- We will require clear access to the roof on day of project, including a clear driveway.
- We exclude: mechanical, electrical, plumbing and work not mentioned above.

- **Gutters and Downspouts**

Remove and replace existing 5" gutters & 2"x3" downspout and replace with 6" seamless gutters and 3"x4" oversized downspout. Total Labor & Material \$7,189

Acceptance signature \_\_\_\_\_

Date: \_\_\_\_\_

**Isaac Valdez**  
314 Hickory St.  
DeKalb, IL. 60115  
**(630)806-6660**



## MKJ ROOFING

449 S. CHERRY  
Itasca IL 60143  
Tel: 773-517-5369  
mkjroofing@gmail.com

Date:08/11/2022

### CONTRACT FOR ROOFING WORK

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**PROJECT NAME: Multi Family Residence**

**Property: Condominium**

**Contact Name:369-383 N. Wood Dale Rd. Wood Dale Il.**  
**Contact info: T&L Scianna LLC**

We propose to furnish labor, service and material necessary to perform the working workman like manner in accordance with manufacturer's specifications. MKJ Roofing provides 5 years warranty due to installation.

**BASE PRICE: House:Top section and mansard \$44,500**  
**Oversize seamless gutters and downspout: \$5,200**  
**New skylight: \$1,250**

#### **SCOPE OF WORK:**

- Remove and haul away the existing roof too deck all layers of asphalt shingles
- Inspect and replace bad or rotten plywood.
- Install Ice & Water Shield at gutter edge (6'), and all valleys (3'), at all roof penetrations and by roof to wall sections.
- Install synthetic felt underlayment on complete deck to be shingled.
- Install starter strip on all edges.
- Install new chimney flashing
- Install drip edge.
- Install ridge cap shingles.
- Install new stack boots flashing.
- Install new Vents or ridge vent.
- Install GAF TIMBERLINE Limited Lifetime Shingles. Color: . . The shingles will be fastened with 1 1/4" galvanized roofing nails, ( 6/shingle ) using applications patterns specified by the product manufacturer.
- All roof projections will be sealed with premium quality caulking as needed. Clean up all debris from job and haul away. Not responsible for satellite realignment.

MKJ Roofing should receive a partial payment of \$8000 which is due up front at time of signing the contract. The rest of that payment received after job completion. Homeowner will reimburse contractor for any necessary permits upon receipts.



**Notes:**

Any extra Plywood and/or Boards replacement when necessary – additional cost: \$95.00 per sheet of 1/2" CDX Plywood and/or \$6.00 per Board foot – 10 ft included, and 1 plywood.

.....

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**CertainTeed** Landmark Heather Blend









CLOSING STATEMENT

SELLERS: ANTONIO ADAMO AND ANTOINETTE ADAMO  
 PURCHASER: EUGENIO RANALLO AND IDA RANALLO  
 PROPERTY: BENJAMIN SCIANNA  
 CLOSING: 369-383 WOODDALE ROAD, WOODDALE  
 AUGUST 8, 1996

*WJ*

	CREDITS TO BUYERS	CREDITS TO SELLERS
PURCHASE PRICE		\$500,000.00
INTEREST 8/9/96 TO 8/31/96		2,481.16
EARNEST MONEY	5,000.00	
ARTICLES OF AGREEMENT	450,000.00	
REAL ESTATE TAXES	5,818.93*	
INITIAL ESCROW		5,818.93
SECURITY DEPOSIT (6,350.00)	**	
RENTAL PRORATIONS (3,487.03)	**	
BUYERS TITLE CHARGES		50.00
TOTAL TITLE CHARGES	950.00	
DAVIS ENVIRONMENTAL SERVICE GROUP	1,200.00	600.00
SURVEY	800.00	
NET DUE SELLER	45,181.16	
TOTAL	\$508,950.09	\$508,950.09

ACCEPTED AND ACKNOWLEDGED:

SELLERS:  
*Antonio Adamo*  
*Eugenio Ranallo*  
*Antoinette Adamo*  
*Ida Ranallo*

PURCHASER: *Benjamin Scianna*

\*To be reprocessed per contract at final closing  
 \*\* Adjusted outside of closing  
 Initial Payment \$5,639.71  
 Taxes 800.00  
 Insurance \*\*\*  
 Total \$6,439.71

\*\*\*To be paid directly to Insurer by Purchaser

5