

STATE OF ILLINOIS

UNITED STATES OF AMERICA

COUNTY OF DU PAGE

IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT

Thomas Fernandez

Plaintiff,

v.

MEIER CLINICS OF ILLINOIS P C

Defendant,

2022LA001051

Case Number

File Stamp Here

EXHIBIT COVER SHEET

Local Court Rules 5.06 and 5.09

EXHIBIT NAME: Home Appraisal, Renovations (Before/After), Gifts to Marriage, Expenses**TITLE OF DOCUMENT THIS EXHIBIT BELONGS WITH:**

Loss of home, expenses, and YEARS of work

Document File Date: 02-25-2023*(The file date of the document this exhibit belongs with)***EXHIBIT FILED ON BEHALF OF:** Thomas C Fernandez*(Case Party Name)*

Submitted by: Thomas C Fernandez

Name: Thomas C Fernandez ☒ Pro Se

DuPage Attorney Number: _____

Attorney for: _____

Address: 480 Roosevelt Rd Suite 203

City/State/Zip: West Chicago, IL 60185

Telephone Number: 6306494467

Email: securecfmail@gmail.com

805 Magnolia Drive
North Aurora, Illinois

Estimated Value \$ 270,000.00

Expenses of Sale:

Real Estate Commission 3.50% \$ (9,450.00)

Real Estate Taxes 2021 \$ (6,794.00)

Real Estate Taxes 2022 \$ (614.25)

Title Fees and Transfer Taxes \$ (2,789.00)

Survey \$ (450.00)

Appraisal \$ (500.00)

Attorneys Fee \$ (250.00)

Pay-off mortgage \$ (221,096.00)

Down Payment Credit \$ (14,500.00)

Estimated Equity \$ 13,556.75

Multiplier 50.00% \$ 6,778.37

Marriage Labor Expenses *This will be updated as changed at our time to properly reflect current costs and additional maintenance required, please call for an estimate only.

Landscaping	Frequency	Quantity	Labor Hours	Total Hours	Cost (Hourly)	Annual Cost	Number of Years	Total Cost
<u>Lawn Mowing and Landscaping</u>	Weekly	24	3	72	\$ 50.00	\$ 3,600.00	5	\$ 18,000.00
<u>Tree and Bush Trimming</u>	Tri-Annual	3	3	21	\$ 100.00	\$ 2,100.00	5	\$ 10,500.00
<u>Watering System</u>	Weekly	24	3	24	\$ 25.00	\$ 600.00	5	\$ 3,000.00
<u>Garden Maintenance</u>	Season/Weekly	12	1.5	21	\$ 25.00	\$ 525.00	2	\$ 1,050.00
<u>Over-Cast Irrigation</u>	Bi-Annual	4	3	4	\$ 9.50	\$ 14.04	5	\$ 70.20
<u>Tree Shrubbing</u>	As needed	17.5	3	17.5	\$ 60.75	\$ 1,203.13	5	\$ 6,015.63
<u>Power Installation</u>	Single Application	3	8	24	\$ 25.00	\$ 600.00	1	\$ 600.00
Sub-Totals				189.5	\$	\$ 6,442.17	4	\$ 26,095.89
Painting								
<u>Front Entry (Exterior)</u>	Every 3rd year	1	18	18	\$ 750.00	\$ 750.00	0.3	\$ 750.00
<u>Deck (Exterior)</u>	Annual	1	8	8	\$ 500.00	\$ 500.00	4	\$ 2,000.00
<u>Entry Way (Exterior)</u>	Single Application	1	4	4	\$ 500.00	\$ 500.00	1	\$ 500.00
Sub-Totals				22	\$	\$ 1,750.00	2	\$ 3,250.00
Remodeling								
<u>Shower Room (Interior)</u>	Single Application	1	100	100	\$ 50.00	\$ 5,000.00	1	\$ 5,000.00
<u>Bathroom (Exterior Upgrade)</u>	Single Application	1	24	24	\$ 50.00	\$ 1,200.00	1	\$ 1,200.00
<u>Bathroom (Interior - Cabinet and)</u>	Single Application	1	10	10	\$ 50.00	\$ 500.00	1	\$ 500.00
Sub-Totals				134	\$	\$ 6,700.00	1	\$ 6,700.00
Bug and Rodent Mitigation								
<u>Terminator Bugs (Exterior)</u>	Weekly	24	0.5	12	\$ 140.00	\$ 1,680.00	4	\$ 6,720.00
<u>Individual Bug Extermination & Trapping (Interior)</u>	As Needed	30	3	10	\$ 150.00	\$ 1,500.00	5	\$ 7,500.00
Sub-Totals				22	\$	\$ 3,180.00	5	\$ 14,220.00
Maintenance								
<u>Driveway (Chipped Gravel)</u>	Single Application	3	3	3	\$ 200.00	\$ 600.00	5	\$ 3,000.00
<u>Driveway (Paved Replacement)</u>	Single Application	4	2	8	\$ 200.00	\$ 800.00	5	\$ 4,000.00
<u>Over Yard Cleaning</u>	Single Application	2	3	2	\$ 125.00	\$ 250.00	5	\$ 1,250.00
<u>Roofing Repair - (Kitchen Ceiling if lost of Ceiling)</u>	Single Application	2	3	2	\$ 300.00	\$ 600.00	5	\$ 3,000.00
<u>Water Pump Replacement</u>	Single Application	1	8	8	\$ 750.00	\$ 750.00	5	\$ 3,750.00
Sub-Totals				21	\$	\$ 3,000.00	6	\$ 13,000.00
Pool Maintenance								
<u>Pool Cleaning</u>	Single Application	1	6	6	\$ 250.00	\$ 250.00	1	\$ 250.00
<u>Maintenance and Cleaning</u>	Bi-Weekly	12	3	12	\$ 122.00	\$ 1,464.00	5	\$ 7,320.00
<u>Pool Repairs and</u>	Single Application	2	1.5	5	\$ 125.00	\$ 250.00	1	\$ 250.00
<u>Pool Closing</u>	Single Application	1	8	8	\$ 250.00	\$ 250.00	1	\$ 250.00
Sub-Totals				26	\$	\$ 2,336.00	2	\$ 4,680.00
<u>Internet Installation (Broadband)</u>		1	6	6	\$ 80.00	\$ 480.00	1	\$ 480.00
<u>Home Improvement Supplies Expense Worksheet</u>		1	10	10	\$ 80.00	\$ 800.00	1	\$ 800.00
Sub-Totals				16	\$	\$ 1,280.00	1	\$ 1,280.00
Totals				428.5	\$	\$ 26,888.17	5	\$ 75,165.83

Upgrades, Repairs, and Maintenance Materials Purchased

Account	Date	Vendor	Amount	Notes
Chase Debit	1/16/2018	Menards	\$ 37.57	(Megan has reciepts)
Chase Debit	1/16/2018	Ace Hardware	\$ 33.44	(Megan has reciepts)
Chase Debit	2/2/2018	Menards	\$ 57.28	(Megan has reciepts)
Chase Debit	4/2/2018	Home Depot	\$ 4.08	(Megan has reciepts)
Chase Debit	5/29/2018	Ace Hardware	\$ 18.35	(Megan has reciepts)
Chase Debit	6/4/2018	Home Depot	\$ 40.79	(Megan has reciepts)
Chase Debit	6/22/2018	Menards	\$ 48.57	(Megan has reciepts)
Chase Debit	6/25/2018	Ace Hardware	\$ 21.58	(Megan has reciepts)
Chase Debit	7/5/2018	Ace Hardware	\$ 19.94	(Megan has reciepts)
Chase Debit	7/5/2018	Menards	\$ 57.56	(Megan has reciepts)
Chase Debit	8/7/2017	Menards	\$ 18.96	(Megan has reciepts)
Chase Debit	8/7/2017	Menards	\$ 13.87	(Megan has reciepts)
Chase Debit	8/18/2017	Ace Hardware	\$ 55.03	(Megan has reciepts)
Chase Debit	8/24/2017	Ace Hardware	\$ 17.96	(Megan has reciepts)
Chase Debit	8/30/2017	Home Depot	\$ 230.33	(Megan has reciepts)
Chase Debit	8/30/2017	Home Depot	\$ 21.63	(Megan has reciepts)
Chase Debit	11/6/2017	Farm and Fleet	\$ 6.48	(Megan has reciepts)
Chase Debit	8/31/2018	Home Depot	\$ 4.87	(Megan has reciepts)
Chase Debit	8/31/2018	Menards	\$ 49.99	(Megan has reciepts)
Chase Debit	9/5/2018	Ace Hardware	\$ 22.70	(Megan has reciepts)
Chase Debit	10/1/2018	Chegg.com	\$ 14.95	(Megan has reciepts)
Chase Debit	10/3/2018	Ace Hardware	\$ 10.11	(Megan has reciepts)
Chase Debit	10/29/2018	Tractor Supply	\$ 8.55	(Megan has reciepts)
Chase Debit	10/29/2018	Chegg.com	\$ 14.95	(Misc Electronic Cables for the house)
Chase Debit	1/7/2019	Home Depot	\$ 121.86	(Megan has reciepts)
Chase Debit	5/24/2019	Menards	\$ 53.92	(Megan has reciepts)
Chase Debit	7/19/2019	Menards	\$ 36.53	(Megan has reciepts)
Chase Debit	8/2/2019	Menards	\$ 44.00	(Megan has reciepts)
Chase Debit	8/6/2019	The Great Escape	\$ 19.42	(Pool Chemicals)
Chase Debit	10/4/2019	Home Depot	\$ 10.66	(Megan has reciepts)
Chase Debit	10/15/2019	Menards	\$ 61.06	(Megan has reciepts)
Chase Debit	11/8/2019	Menards	\$ 49.49	(Megan has reciepts)
Chase Debit	11/20/2019	Menards	\$ 10.03	(Megan has reciepts)
Chase Debit	12/16/2019	Ace Hardware	\$ 19.25	(Megan has reciepts)
Chase Debit	12/20/2019	Ace Hardware	\$ 28.91	(Megan has reciepts)

Chase Debit	1/13/2020	Ace Hardware	\$	59.22	(Megan has receipts)
Chase Debit	2/3/2020	Menards	\$	14.83	(Megan has receipts)
Chase Debit	4/6/2020	Menards	\$	111.93	(Megan has receipts)
Chase Debit	4/13/2020	Lowe's	\$	45.45	(Megan has receipts)
Chase Debit	5/11/2020	Ace Hardware	\$	178.45	(Megan has receipts)
Chase Debit	5/18/2020	Menards	\$	33.60	(Megan has receipts)
Chase Debit	6/18/2020	Menards	\$	15.96	(Megan has receipts)
Chase Debit	9/21/2020	Omni Products	\$	129.97	(Misc Electrical USB outlets)
Chase Debit	10/13/2020	Ace Hardware	\$	56.94	(Megan has receipts)
Chase Debit	12/17/2020	Amazon	\$	60.54	(Megan has receipts)
Chase Debit	3/19/2021	Amazon	\$	36.67	(Megan has receipts)
Chase Debit	5/26/2021	Home Depot	\$	17.14	(Megan has receipts)
Chase Debit	7/1/2021	Affirm	\$	76.04	(Megan has receipts)
Chase Debit	3/29/2021	Menards	\$	50.88	(Megan has receipts)
Chase Debit	6/1/2021	Affirm	\$	40.00	(Megan has receipts)
Chase Debit	7/1/2021	Affirm	\$	76.04	(Megan has receipts)
Chase Debit	7/19/2021	Menards	\$	61.05	(Megan has receipts)
Chase Debit	7/23/2021	Menards	\$	21.51	(Megan has receipts)
Chase Debit	9/20/2021	The Great Escape	\$	33.47	(Pool Chemicals)
Chase Debit	12/23/2021	Ace Hardware	\$	39.90	(Megan has receipts)
Ebay	8/3/2021	EPHESUS Home Goods	\$	38.89	(Megan has receipts)
Ebay	4/25/2021	clear_power USA	\$	29.99	(100' Extension cord)
Ebay	4/25/2021		\$	75.00	(Lawn Edger)
Ebay	4/10/2021	mahoge_O	\$	34.99	(Pool Heater)
Ebay	4/4/2021	In The Swim	\$	73.99	(Pool Opening Kit)
Ebay	4/3/2021	grand_merchant	\$	239.96	(Air Purifiers)
Ebay	4/23/2021	SCBEC-9201	\$	8.89	(Insecticide)
Paypal	1/6/2018	International Trade Company	\$	38.99	(Barn Door Hardware)
Paypal	12/3/2018	NeighborlySquad LLC	\$	92.48	(Shelf Hardware)
Paypal	9/21/2018	ETechMallPower	\$	14.99	(HDMI Cable-Upstairs TV)
Paypal	9/21/2018	CNSPayment	\$	23.95	(Wall Outlets)
Paypal	9/21/2018	DailyAppliance	\$	16.65	(HDMI Wall Plate)
Paypal	9/19/2018	Faewoods LLC	\$	92.48	(Pool Chemicals)
Paypal	8/3/2018	tw051FMIW845	\$	7.26	(Stand Off Bolts - house)
			\$	3,232.77	
Various	Menards/Home Depot/ Lowes		\$2,000	Birthday and christmas gifts to Chris from friends and family. \$400 per year x 5 Years. Megan has receipts.	

Various	Capital One Credit Card	\$0	I'll have to contact Capital One for paper receipts.
			Primary credit card when we moved into the house.
			Account was closed two years ago.
Total		\$ 5,232.77	

----- Forwarded Message -----

From: Rick Lewellyan <rlinnovate@gmail.com>
To: Gary Fernandez <gjf310@yahoo.com>
Sent: Wednesday, February 2, 2022, 11:53:56 AM CST
Subject: Re: R.E. Valuation

Gary

Looking at the comparables in the area. Comparable in excellent condition with 2 stories sold for \$322,000. This 322 house has a full basement and recently updated kitchen and bathroom but not a good spot in the neighborhood.

805 Magnolia Dr according to MLS sold listing in 2017 has amenities such as basement, large deck, pool etc could conservatively sell for over \$311,000. If given time in this market could match the \$322,000.

I can send comps and other data or have a licensed appraiser do a walkthrough if you need more verification.

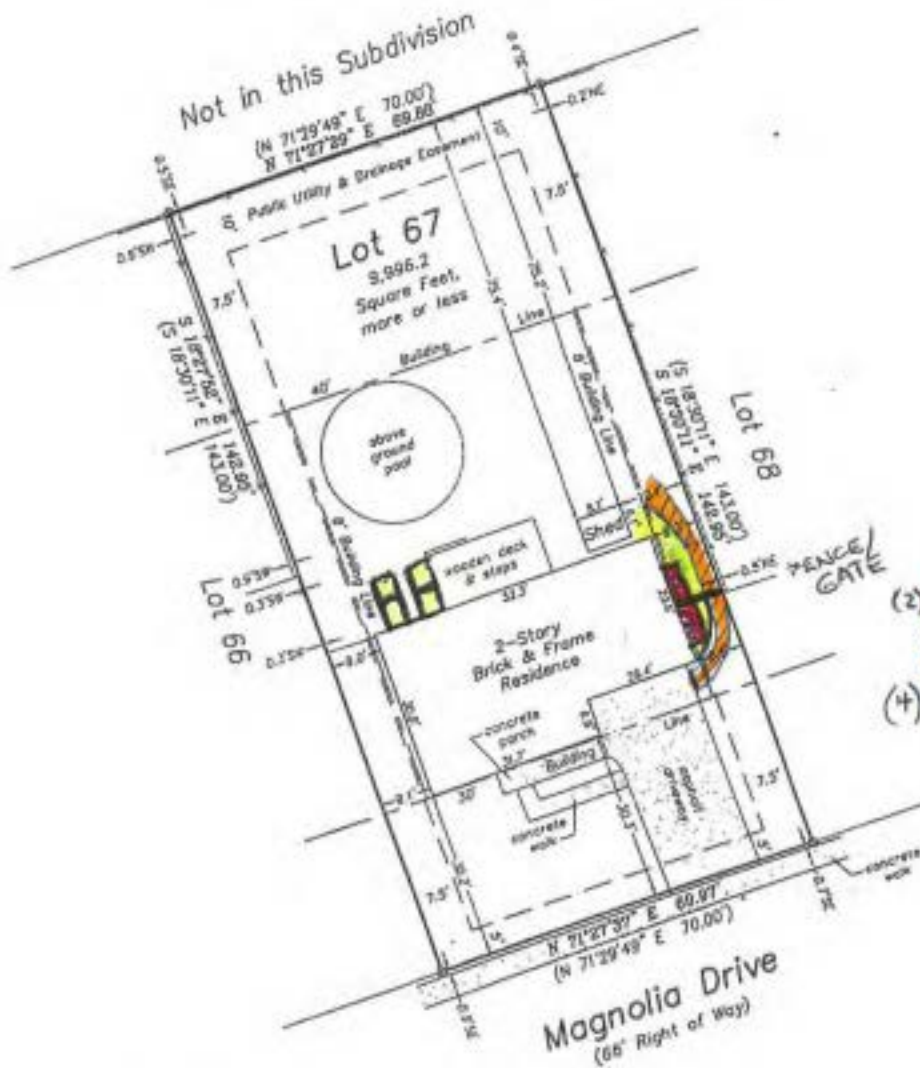
Rick

Rick Lewellyan
rick@innovate-re.com

Innovate Real Estate Services
480 East Roosevelt Road
Suite 203
West Chicago, IL 60185
630-953-2294 Office
630-953-1972 Fax
630-479-6810 Cell

PLAT OF SURVEY

LOT 67 OF MELLOW LAKE SUBDIVISION UNIT 2, IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 805 MAGNOLIA DRIVE, NORTH AURORA, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF KENDALL) SS

WE, CORNERSTONE SURVEYING, P.C., AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYOR CORPORATION NO. 184.006322, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT YORKVILLE, ILLINOIS ON JULY 27, 2017.

Michel C. Ensalaco



Scale: 1" = 20'

Found 1/2" Dia. Iron Pipe

N = North E = East
S = South W = West

(XXX') = Measured Distance

XXX' = Measured Distance

Concrete/Asphalt

Michel C. Ensalaco, P.L.S. 2768, Exp. 11/30/2018
Eric C. Pokorny, P.L.S. 3818, Exp. 11/30/2018

TODD SURVEYING

Professional Land Surveying Services

"Cornerstone Surveying PC"

759 John Street, Suite D

Yorkville, IL 60550

Phone: 630-892-1309 Fax: 630-892-5544

Survey is only valid if original seal is shown in red.

Client: Leask Law, P.C.

Book # 2186 (Drawn By: MATT/PHOT # 2018)

Reference:

Field Work Completed: 07/28/2017

Rev. Date/Rev. Description

Project Number:

2017-1235















