



Lake Park Plaza Condominium

3930 N. Pine Grove Ave. / Chicago, Illinois 60613
(773) 975-6020 / LakeParkPlaza.com

Dear Resident:

Below please find a revised price list that includes both administrative and maintenance fees.

Administrative Charges

Condominium Declarations and By-laws	\$ 75.00
Disclosure Form / 22.1 Condo Questionnaires/Mortgage Questionnaires /	
Good Faith Compliance Letter.....	\$ 75.00
House Rules and Regulations.....	\$ 25.00
Monthly Minutes of past Board of Directors meetings (per month)	\$ 10.00
Paid Assessment Letter.....	\$ 75.00
Returned Checks (Non-Sufficient Funds)	\$ 30.00

PLUMBING

KITCHEN

1 1/2" J Bend Sink Trap	\$ 15.00
1 1/2" P Trap.....	\$ 20.00
Aerator	\$ 5.00
Double Shutoff.....	\$ 27.00
New Handles.....	\$ 10.00
New Sink Spout.....	\$ 29.00
New Supply Line.....	\$ 10.00
Rebuild faucets (includes new washers,"O"rings,&seats).....	\$ 20.00
Rebuild one faucet	\$ 15.00
Single Shutoff (Straight).....	\$ 16.00
Single Shutoff (Angle Stop).....	\$ 25.00
Sink Basket, Strainer, & Extension Piece.....	\$ 20.00
Strainer only.....	\$ 6.25

PLUMBING

BATHROOM

1 1/4" J Bend Sink Trap.....	\$ 14.00
1 1/4" P Trap.....	\$ 18.00
Aerator.....	\$ 5.00
Bathroom Sink Pop-Up Assembly.....	\$ 35.00
Bathroom Sink Stopper.....	\$ 7.00
Faucet Handle.....	\$ 10.00
Flapper.....	\$ 8.00
Flush Handle.....	\$ 4.00
Linkage Assembly	\$ 15.00
New Ballcock.....	\$ 12.00
New Shower Head	\$ 15.00
New stem assembly.....	\$ 14.00
Rebuild one faucet.....	\$ 9.00
Rebuild one shower or tub faucet.....	\$ 15.00
Rebuild shower or tub faucets.....	\$ 20.00
Rebuild sink faucets(includes new washers,packing,&seats.....	\$ 15.00
Toilet Seat	\$ 14.00
Toilet Tank Ball.....	\$ 5.25
Tub Diverter Spout.....	\$ 25.00
Tub Escutcheon.....	\$ 11.00
Tub Face Plate Handle (pop-up lever).....	\$ 10.00
Tub Pop-Up Spring Assembly.....	\$ 14.00
Tub Sleeve.....	\$ 6.00
Tub Stopper.....	\$ 12.00

ELECTRICAL

All Incandescent Light Bulbs.....	\$ 5.00
Circuit Breaker (15 or 20 Amp).....	\$ 50.00
Duplex Outlet.....	\$ 5.00
Duplex outlet cover.....	\$ 2.00
Flourescent Tube (40W).....	\$ 5.25
Flourescent Tube (light over kitchen sink).....	\$ 7.50
Infrared Heat Lamp (bathroom).....	\$ 10.00
New Smoke Detector.....	\$ 12.00
Plastic Diffuser (for bathroom light).....	\$ 19.00
Pull Chain Fixture (closets).....	\$ 9.00
Replacement Battery for Smoke Detector.....	\$ 5.00
Standard Toggle Switch.....	\$ 5.00
Toggle Switch (light over kitchen sink).....	\$ 5.00

MISCELLANEOUS

LOCKS & KEYS

*******Replace Bottom Lock Cylinder...Call a locksmith*******

Drill out old cylinder and install new cylinder.....	\$ 60.00
Duplicate Key.....	\$ 4.00
Install Closet Door Spring.....	\$ 6.00
Install Closet Plastic Guide.....	\$ 5.00
New Door Closer.....	\$ 130.00
New Door Knocker.....	\$ 85.00
New Door Peephole.....	\$ 15.00
Replace Mailbox Cylinder.....	\$ 25.00
Replace Segal Top Lock Cylinder.....	\$ 25.00
Weatherstrip Balcony Door.....	\$ 25.00
Tier water shut-down fee (Adopted to the LPP House Rules on 3/17/04 under Remodeling and Construction - Rule #16).....	\$ 50.00

CAULKING

Caulk sink or vanity.....	\$ 10.00
Caulk Tub or Shower Stall.....	\$ 15.00

WINDOWS

Install new window hinge.....	\$ 25.00
Install new window handle.....	\$ 35.00

The following are costs for some common repairs done by the staff.
Residents who are not owners must have the approval of their owner prior to repairs being done, unless they wish to pay on a COD basis.

Rebuild kitchen faucets (includes new washers, "O" rings & monel seats.	\$ 20.00
Rebuild shower or tub faucets.....	\$ 20.00
Rebuild bathroom sink faucets	\$ 15.00
1&1/2" J Bend sink trap	\$ 15.00
1&1/2" P trap.....	\$ 20.00
1&1/4" J Bend sink trap	\$ 14.00
1&1/4" P trap.....	\$ 18.00
New Ballcock	\$ 12.00
New toilet seat	\$ 14.00
Bathroom infra-red heat lamp	\$ 10.00
Fluorescent tube for light over kitchen sink	\$ 7.50
All incandescent light bulbs	\$ 5.00
Install new mailbox cylinder.....	\$ 25.00
Install new top lock cylinder.....	\$ 25.00
Duplicate key	\$ 3.00
Caulk tub OR shower stall	\$ 15.00

Other repairs are available. Please call the Management Office at 975-6020 if you have any questions.