

State of Illinois)
) SS
County of Cook)



CLAIM FOR LIEN

Lien Claimant, Kroeschell Engineering Co., of 215 W. Ontario Street, Chicago, Illinois hereby files a General Contractor's Claim for Mechanics Lien in accordance with the Mechanics Lien Act of the State of Illinois, as set forth in 770 ILCS 50/1 et seq., against Windy Point, L.L.C., an Illinois Limited Liability Company, 20 North Wacker Drive, Suite 3820, Chicago, County of Cook, State of Illinois, (hereinafter referred to as "Owner"); any person claiming an interest in the Premises (as described below) by, through, or under the Owner, and Unknown Owners and states as follows:

1. On or about June 6, 1999, Owner owned the property commonly known as The Civic Opera House, 20 North Wacker Drive, Chicago, Illinois, having the following permanent index number, 17-09-452-001-0000, and more fully described in the attached Exhibit A hereto, and hereinafter together with all improvements referred to as the "Premises"; and,

2. On or about June 6, 1999, Lien Claimant entered into a written contract with Owner, or one of Owner's agents, having authority and knowingly permitted by Owner to enter into such agreement, to be the General Contractor to furnish general contracting labor and materials, including but not limited to the furnishing and installation of new Andover Infinity controllers, and providing complete ACOMM software, reports and alarming, as well as temperature sensor wiring labor and materials, at the building erected on said Premises, for the sum of Sixty Thousand, Two Hundred Thirty and 00/100 Dollars, (\$60,230.00); and,

3. At the special insistence and request of Owner, or one of Owner's agents, having authority and knowingly permitted by Owner to do so, Lien Claimant did provide such additional and extra labor and materials to the value of Sixteen Thousand, Four Hundred Sixty and 50/100 Dollars (\$16,460.50); and,

4. On July 12, 2000 Lien Claimant substantially completed thereunder all required to be done by said contract to the value of Seventy-Six Thousand, Six Hundred Ninety and 50/100 Dollars, (\$76,690.50); and,

5. There is now due the Lien Claimant, after allowing to the owner all credits, deductions, and set-offs, the sum of Sixteen Thousand, Four Hundred Sixty and 55/100 Dollars (\$16,460.55), plus interest, for which, Lien Claimant now claims a Mechanics Lien on the Premises and all improvements on it, and against all persons interested.

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOTS 2, 2A, 2B, 3, 3A, 3B, 3C, 3D, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3M, 3N, 3P, 3Q, 3R, 3S, 3T, 3U, 3V, 3W, 3X, 3Y, 4, 4A, 4B, 4C, 4D, AND 4E SHOWN ON THE PRELIMINARY PLAT OF SUBDIVISION OF PART OF LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF BLOCK 52, ORIGINAL TOWN AND WHARFING PRIVILEGES ACCORDING TO THE MAP THEREOF RECORDED MAY 10, 1878 IN BOOK 13 OF FLATS, AT PAGE 90, IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, EXCEPT THAT PART LYING WEST OF THE WESTERLY LINE OF THE PROPERTY CONVEYED BY DEED RECORDED AUGUST 2, 1913, AS DOCUMENT 5237569 (SAID LINE ALSO BEING THE WESTERLY FACE OF THE DOCK OR WHARF ON THE EAST BANK OF THE CHICAGO RIVER AS SHOWN ON SURVEY MADE BY THE CITY OF CHICAGO BUREAU OF SURVEYS DATED JUNE 18, 1913) IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS ALL THAT TRACT OF LAND BOUNDED ON THE EAST BY WACKER DRIVE, ON THE SOUTH BY MADISON STREET, ON THE WEST BY THE CHICAGO RIVER AND ON THE NORTH BY WASHINGTON STREET, IN THE CITY OF CHICAGO IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES MORE FULLY DESCRIBED IN ARTICLE 2 OF EASEMENT AND OPERATING AGREEMENT RECORDED APRIL 15, 1993 AS DOCUMENT 93277677 MADE BY LYRIC OPERA OF CHICAGO TO THE TRAVELERS INSURANCE COMPANY OVER, UPON, ACROSS, AND WITHIN PORTIONS OF THE "THEATER PARCEL" AS DEFINED AND DESCRIBED IN SAID EASEMENT AND OPERATING AGREEMENT.

FIRST AMENDMENT TO EASEMENT AND OPERATING AGREEMENT DATED FEBRUARY 29, 1996 AND RECORDED MARCH 1, 1996 AS DOCUMENT 96161903 MADE BY AND BETWEEN LYRIC OPERA OF CHICAGO AND WINDY POINT L.L.C.

COMMONLY KNOWN AS:

The Civic Opera House
20 NORTH WACKER DRIVE
CHICAGO, ILLINOIS 60606

00865808

PIN NO.: 17-09-452-001-0000

UNOFFICIAL COPY

SENT VIA CERTIFIED MAIL TO:

Windy Point L.L.C.
20 North Wacker Drive, Suite 3820
Chicago, IL 60606

The Manufacturer's Life Insurance Company
1515 Woodfield Road
Schaumburg, IL 60173

Equity Properties Management Corporation
20 North Wacker Drive, Suite 1711
Chicago, IL 60606

PROOF OF SERVICE

The undersigned, an attorney, certifies that this notice was served by mailing a copy to the above listed parties at the above listed addresses, in the manner as provided above, and depositing the same in the U.S. mail at Franklin and Randolph Streets, Chicago, Illinois, at or before 5:00p.m. on November 2, 2000, with proper postage prepaid. Under penalties as provided by law pursuant to 735 ILCS 5/1-109, I certify that the statements set forth herein are true and correct.



JEFFREY A. HESSER

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