

UNOFFICIAL COPY

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03/15/01 08:38 001 Page 1 of 12

2001-01-04 16:20:40

Cook County Recorder 23.50

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



0010011910

SUBCONTRACTORS CLAIM FOR LIEN

The Lien Claimant, Molter Corporation, of Tinley Park, County of Cook, State of Illinois, hereby files notice and claim for Mechanics Lien against:

City of Chicago Owner
Department of Law
Attn: Mara Georges, Corporation Counsel
City Hall
121 N. Clark Street Rm. 603
Chicago, IL 60602

Chicago Theatre Group, Inc. Lessee/Owner
d/b/a The Goodman Theatre
200 N. Columbus Drive
Chicago, IL 60603

James McHugh Construction Co. Contractor
2222 S. Indiana Ave.
Chicago, IL 60616

Harris Trust & Savings Bank Mortgagee
111 W. Monroe Street
Chicago, IL 60603

Bank One, N.A. Mortgagee
f/k/a/ First National Bank of Chicago
1 Bank One Plaza
Chicago, IL 60670

The Northern Trust Company Mortgagee
50 S. LaSalle Street
Chicago, IL 60675

and any person claiming an interest in the Real Estate, as hereinafter described, by, through and under the Owner and Lessee and states:

That the Owner owned and the Lessee leased the following described premises in the County of Cook, State of Illinois, to wit:

See attached Exhibit "A" contained in attached "Memorandum of Ground Lease" and Legal Description contained in attached "Quit Claim Deed".

Common Address: 170 N. Dearborn Street, Chicago, IL
PIN: 17-09-436-010 17-09-436-011

on March 31, 1999 and James McHugh Construction Co. was the contractor for the improvement thereof.

That on March 31, 1999 the Lien Claimant made a contract with James McHugh Construction Co. to supply material and labor for said improvement to the premises erected on said land to wit: to provide masonry restoration material and labor for the sum and value of \$800,000.00 and interest and costs.

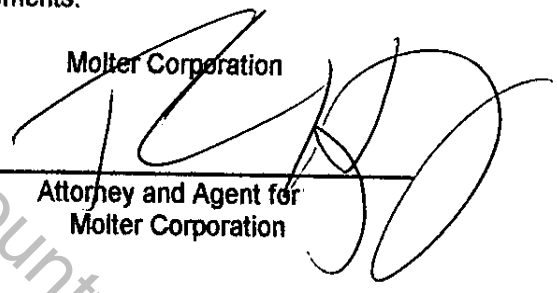
That the owner knowingly permitted the Lien Claimant to provide labor and material to said premises.

That, at the request of the Lessee and with the Owner's knowledge and permission the Lien Claimant furnished extra material to said premises for the value of \$203,250.06.

That on September 9, 2000 the Lien Claimant completed thereunder all required to be done by said contract and last performed work under said Contract.

That said Owner and Lessee are entitled to credits on account thereof in the sum of \$740,000.00 Dollars leaving due, unpaid and owing to the Lien Claimant, after allowing all credits, the balance of Two Hundred Sixty Three Thousand Two Hundred Fifty Dollars and Six Cents (\$263,250.06) which, with interest and attorney's fees, the Lien Claimant claims a Mechanics Lien on said premises, land and improvements.

Molter Corporation

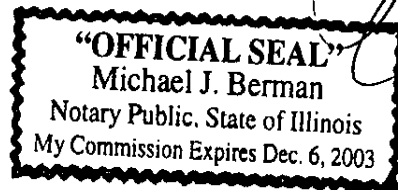
By: 
Attorney and Agent for
Molter Corporation

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The Affiant, Thomas G. A. Herz, Jr., being first duly sworn, on oath deposes and says that he is the Attorney and Agent of the Lien Claimant, that he is authorized to sign this Verification to the foregoing Subcontractor's Claim for Lien; that he has read the foregoing Subcontractor's Claim for Lien and knows the contents thereof; and that all the statements therein contained are true.

Subscribed and Sworn to before me
this 8 day of December, 2000


Notary Public



This Document was prepared by: The Law Offices of Thomas G.A. Herz Jr.,
Please Mail to: 300 W. Washington St., #1120
Chicago, IL 60606

MLC-501

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Exhibit A
LEGAL DESCRIPTION

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A PARCEL OF LAND IN BLOCK 35 IN THE ORIGINAL TOWN OF CHICAGO, SAID PARCEL BEING COMPRISED OF LOT 1, THE EAST HALF OF THE EAST HALF OF LOT 2, THE EAST 19 FEET OF THE WEST HALF OF THE EAST HALF OF LOT 2 (THE WEST 18 FEET THEREOF BEING THE PUBLIC ALLEY DEDICATED BY INSTRUMENT RECORDED AS DOCUMENT 19038448) ALL OF LOTS 7 AND 8, AND THAT PART OF WEST COUCH PLACE, 18.00 FEET WIDE, LYING NORTH OF AND ADJOINING SAID LOTS 7 AND 8, LYING EAST OF THE NORTHWARD EXTENSION OF THE WEST LINE OF SAID LOT 7, AND LYING WEST OF THE NORTHWARD EXTENSION OF THE EAST LINE OF SAID LOT 8:

EXCEPTING THEREFROM THOSE PARTS OF SAID LOTS 7 AND 8 LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 8 IN BLOCK 35, WHICH POINT IS 79.40 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT, AS MEASURED ALONG SAID EAST LINE; THENCE WEST, PERPENDICULAR TO SAID EAST LINE, A DISTANCE OF 87.81 FEET; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 5.00 FEET; THENCE WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 73.17 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED LOT 7 WHICH IS 82.25 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID LOT, AS MEASURED ALONG SAID WEST LINE; ALL IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN COOK COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING:

ALL THAT PROPERTY AND SPACE ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 123.89 FEET, CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

LOT 1 AND THE EAST 1/4 OF LOT 2 IN BLOCK 35 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

the public alley and Couch Place referenced above were vacated pursuant to instrument recorded as Document No. 98552263.

PINS

17-09-436-010

17-09-436-011

17-09-437-006

17-09-437-009-8001

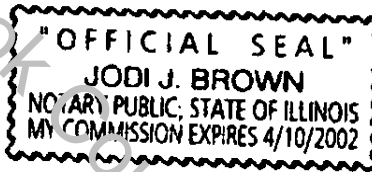
120 N. Dearborn, Chicago, IL 60601

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Jodi J. Brown, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JAMES OATES, personally known to me to be the Secretary of the Chicago Theatre Group, an Illinois not for profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that as such Secretary, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of December, 1998.

Jodi J. Brown
Notary Public



My commission expires 4/10/02

County Clerk's Office

UNOFFICIAL COPY

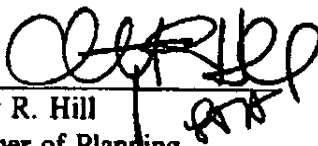
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IN WITNESS WHEREOF, the parties hereto have executed or caused this Memorandum of Ground Lease to be executed, all as of the date first written above.

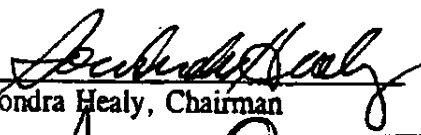
CITY OF CHICAGO,
a municipal corporation

THE CHICAGO THEATRE GROUP,
an Illinois not for profit corporation

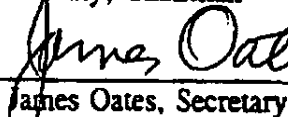
By: _____


Christopher R. Hill
Commissioner of Planning
and Development

By: _____


Sondra Healy, Chairman

Attest: _____


James Oates, Secretary

0010011910

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Property of Cook County Clerk's Office



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MEMORANDUM OF GROUND LEASE

This Memorandum of Ground Lease is dated as of this 4th day of ^{December} ~~November~~, 1998 by and between the City of Chicago, an Illinois municipal corporation, as landlord ("Landlord"), and the Chicago Theatre Group d/b/a The Goodman Theatre, an Illinois not-for-profit corporation, as tenant ("Tenant").

1. The Ground Lease ("Ground Lease") is executed by Landlord and Tenant as of October 15, 1998 affecting certain property legally described on Exhibit A attached hereto ("Property").
2. Pursuant to the terms of the Ground Lease, Landlord does demise and lease to Tenant the Property.
3. The Term of the Lease is for a period of ninety-nine years commencing with the Commencement Date of the Ground Lease, which is October 15, 1998.
4. Pursuant to the terms of the Ground Lease, Tenant shall rehabilitate and renovate the historic facades of the Harris and Selwyn Theaters which presently improve the Property, remodel the interior of the Harris and Selwyn Theaters with an approximately 400 seat studio theater, rehearsal and costume storage rooms and offices, and shall also construct an approximately 800 seat main theater and box office on that part of the land south of the Harris Theater (collectively, the "Theater Project").
5. Upon the completion of the development of the Theater Project, Tenant shall undertake the continued operation of the improvements constructed thereon solely for theatrical, cultural and entertainment activities, which covenants are more fully described in the Ground Lease, and maintain the facades of the Harris and Selwyn Theaters. Unless otherwise permitted by the terms of the Redevelopment Agreement or the Ground Lease, any alternative uses of the Property are prohibited in accordance with the terms of the Ground Lease.

BOX 333-CTI

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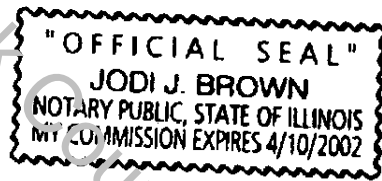
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STATE OF ILLINOIS)
COUNTY OF COOK)

I, Jodi J. Brown, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SONDRA HEALY, personally known to me to be the Chairman of the Chicago Theatre Group, an Illinois not for profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that as such Chairman, she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of December, 1998.

Jodi J. Brown
Notary Public



My commission expires 4/10/02

Notary Public for Cook County Clerk's Office

UNOFFICIAL COPY

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IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed in its name and behalf and its seal to be hereunto duly affixed and attested, by the Mayor and by the City Clerk, on this 9th day of November, 1998.

CITY OF CHICAGO, an Illinois
municipal corporation

BY


RICHARD M. DALEY, Mayor

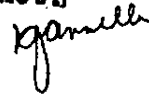
ATTEST:


JAMES J. IASKI, City Clerk

THIS INSTRUMENT PREPARED BY, AND
AFTER RECORDING, PLEASE RETURN TO:

Mark Lenz
Assistant Corporation Counsel
Real Estate & Land Use Division
City of Chicago
30 North LaSalle Street, Room 1610
Chicago, Illinois 60602

I hereby declare that the attached deed represents a
transaction exempt under provisions of Paragraph e
Section 4, of the Real Estate Transfer Tax Act.



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Property of Cook County Clerk's Office

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1999-02-02 15:23:17
Cook County Recorder 27.00



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QUIT CLAIM DEED

Grantor, the CITY OF CHICAGO, an Illinois municipal corporation ("Grantor"), having its principal office at 121 North LaSalle Street, Chicago, Illinois, 60602, for and in consideration of **TEN and NO/100 DOLLARS (\$10.00)**, conveys and quitclaims, pursuant to ordinance adopted October 28, 1997 (C.J.P. pgs. 54421-54521), to **THE CHICAGO THEATRE GROUP**, an Illinois not for profit corporation d/b/a The Goodman Theatre ("Grantee"), having its principal office at 200 North Columbus Drive, Chicago, Illinois 60603, all of the BUILDINGS AND THE IMPROVEMENTS LOCATE DON THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

ALL THAT PROPERTY AND SPACE BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 123.89 FEET, CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THE FOLLOWING DESCRIBED PARCEL OF LAND, TO WIT:

LOT 1 AND THE EAST QUARTER OF LOT 2 IN BLOCK 55 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 180-90 North Dearborn Street,
Chicago, Illinois

Permanent Index Nos: 17-09-436-101-0000 and
17-09-436-011-0000

BOX 333-CTI

7796665 D2 4 of 7

3 of 2

STATE OF ILLINOIS)

COUNTY OF COOK)

0010011910 Page 12 of 12

I, PATRICIA M. RYAN, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHRISTOPHER R. HILL, personally known to me to be the Commissioner of the Department of Planning and Development of the City of Chicago, a municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and being first duly sworn by me acknowledged that as such Commissioner, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of ~~November~~, 1998.
December

Patricia M. Ryan
Notary Public

My commission expires 5/06/2002



CLERK'S OFFICE OF COOK COUNTY

UNOFFICIAL COPY

99108851

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, Antonette J. Bielech, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James J. Laski, personally known to me to be the City Clerk of the City of Chicago, a municipal corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and being first duly sworn by me acknowledged that as Clerk, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the City of Chicago, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of November, 1998.

Antonette J. Bielech
NOTARY PUBLIC

(S E A L)



My commission expires _____

0010011910

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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

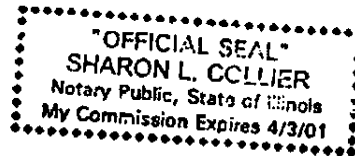
Dated Jan 27, 19 99

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent

this 27th day of Jan, 19 99.

[Handwritten Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

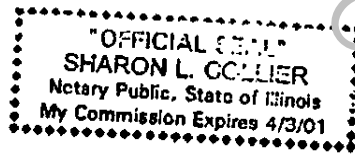
Dated Jan 27, 19 99

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent

this 27th day of Jan, 19 99.

[Handwritten Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]