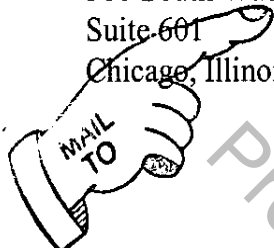


THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE
RETURNED TO:

John S. Mrowiec
Conway & Mrowiec
300 South Wacker Drive
Suite 601
Chicago, Illinois 60606



SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF NEW JERSEY)
) SS.
COUNTY OF SOMERSET)

The claimant, Fiber Optic Systems, Inc. ("FOS"), 2 Railroad Avenue, Whitehouse Station, New Jersey 08889, files its Subcontractor's Claim for Mechanics Lien and claims a mechanics lien against the interest(s) of Chicago Theatre Group, Inc., an Illinois not-for-profit corporation ("Owner"), in the Real Estate (as hereinafter described) as more fully stated below.

FOS states as follows:

1. Since on or prior to January 29, 1999, and continuing thereafter, Owner owned interest(s) as a ground leasehold tenant and, possibly, otherwise, (including improvements thereon) (the "Real Estate") in Cook County, Illinois commonly known as 170 N. Dearborn Street, Chicago, Illinois and legally described as follows:

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 3 IN

PIN Nos: 17-09-436-010; 17-09-436-011; 17-09-437-006 and 17-09-439-009-8001

Address: 170 N. Dearborn, Chicago, IL 60640

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 AND SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The permanent real estate tax numbers for the Real Estate are: 17-09-436-010; 17-09-436-011; 17-09-437-006; 17-09-437-009-8001

2. McHugh Construction International, Inc. or another entity of similar designation ("McHugh") was the general contractor for construction of a theater and related improvements on the Real Estate (the "Project") under McHugh's contract with the Owner or with the Owner's agent or with an entity that the Owner authorized or knowingly permitted to enter into the general contract (the "Prime Contract"). The date of the Prime Contract is presently unknown to FOS.

3. McHugh entered into a subcontract (the "Subcontract") with Design Group Signage Corporation ("DGSC") under which DGSC agreed to provide mounted signage for the Project. The date of the Subcontract is presently unknown to FOS.

4. FOS entered into a sub-subcontract with DSGC (the "Sub-subcontract") by DSGC's acceptance of FOS's written quote dated May 5, 2000. Under the Sub-subcontract, FOS was to provide and did provide labor, materials and equipment for the Project, as more fully described in the Subcontract, for the original contract price of \$85,700, subject to adjustment for changed work.

PIN Nos: 17-09-436-010; 17-09-436-011; 17-09-437-006 and 17-09-439-009-8001

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5. FOS performed additional work in the amount of \$25,798.67 at the special insistence and request of DGSC.

6. Owner, an agent of Owner, or an entity authorized or knowingly permitted by Owner entered into the Prime Contract with McHugh. The work performed and equipment provided by McHugh, DGSC and FOS was performed and furnished with the knowledge and consent of Owner. Alternatively, Owner authorized or knowingly permitted McHugh to enter into contracts for the improvement of the Real Estate, including the Subcontract and sub-subcontracts.

7. FOS performed the last of FOS's extra work under the Sub-subcontract on September 7, 2000.

8. After allowing all credits, there is due FOS as of the date hereof, the principal amount of \$37,898.67.

9. FOS claims a lien against the Real Estate in the total principal amount of \$33,294 together with interest at the statutory rate of ten percent (10%) per annum. FOS also reserves the right to recover from DGSC amounts due that either (i) are not included in the amounts described in, or (ii) are not liened in, this Claim for Mechanics Lien.

Dated: February 26, 2001

FIBER OPTIC SYSTEMS, INC.

By:


Cyr/A. Ryan, President

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE
RETURNED TO:

John S. Mrowiec
Conway & Mrowiec
300 South Wacker Drive
Suite 601
Chicago, Illinois 60606
(312) 692-1700

PIN Nos: 17-09-436-010; 17-09-436-011; 17-09-437-006 and 17-09-439-009-8001

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AFFIDAVIT

STATE OF NEW JERSEY)
 Somerset)SS
 COUNTY OF HUNTERDON)

I, Cyr A. Ryan, being first duly sworn, depose and state that I am the President of Fiber Optic Systems, Inc., I am duly authorized to make this Affidavit on its behalf, that I have read the foregoing subcontractor's Claim for Mechanics Lien, know the contents thereof, and that the statements contained therein are true.

By: *Cyr A. Ryan*
 Cyr A. Ryan, President

SUBSCRIBED AND SWORN
 To Before me this 27 day
 of February, 2001.

E. Herzog
 Notary Public

HERZOG
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Feb. 18, 2002

PIN Nos: 17-09-436-010; 17-09-436-011; 17-09-437-006 and 17-09-439-009-8001

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