

**ORIGINAL CONTRACTOR'S
CLAIM FOR LIEN**

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STATE OF ILLINOIS)
COUNTY OF Cook) SS.

Bauer Latoza Studio, Ltd.

v.

Urban Investment Trust
State & Division LLC

0010290675

1453/0044 30 001 Page 1 of 4
2001-04-11 13:32:49
Cook County Recorder 15.50



0010290675

(The Above Space For Recorder's Use Only)

THE CLAIMANT Bauer Latoza Studio Ltd.

of 1006 S. Michigan - Chicago County of Cook State of Illinois
hereby files a Claim for Lien against Urban Investment Trust - State & Division LLC
of Cook County, of the State of Illinois, and state ___;

THAT on the sixth day of April 2001, said
Urban Investment Trust - State & Division LLC was the owner of the following described land, to wit:
Lot 3 in the Assessor's Division of Lot C in Gottfried and Knauss Subdivision
of the north 1/2 of block 1 and the west 100 feet of the south 1/2 of said
block 1 in the subdivision by the Commissioners of the Illinois and Michigan
Canal of the south fractional 1/4 of
in Section 3, Township 39 north, Range 14 east of, County of Cook
State of Illinois. the third principal meridian

Permanent Index Numbers(PIN): 17.03.200.074, 17.03.200.075 and 17.03.200.076

THAT on the Twenty-seventh day of December 1999 the
Claimant made a contract with said owner (1) Urban Investment Trust - State &
Division LLC
(2) to provide professional architectural and engineering services ~~for the~~
as defined in our contract
for the building (3) already erected on said land for the sum of
\$ 130,000 and on the 28 day of February 2001
completed thereunder (4) all required to be done by said contract.

- (1) If contract made with other than the owner, erase "said owner," name such person and add "authorized and permitted by said owner to make said contract."
- (2) State what was to be done (3) "being," or "to be," as the case may be.
- (4) "All required to be done by said contract," or "work to the value of," or "delivery of materials to the value of \$ _____, as set forth in an account thereof herewith filed and made part hereof, marked Exhibit _____ as the case may be.

* THAT the claimant _____ did extra and additional work on, and delivered extra and additional materials at said premises of the value of \$ 69,050 at the special instance and request of said Urban Investment Trust as fully set forth in an account thereof herewith filed and made part hereof, marked Exhibit 1 and completed same on the 28th day of February 2001

THAT said owner _____ entitled to credits on account thereof, as follows, to wit: \$ 13,000 (retained) + \$ 78,205.40 in progress payments (including \$ 1,429.58 in reimbursable expenses)

leaving due, unpaid and owing to the Claimant _____ on account thereof, after allowing all credits, the balance of \$ 50,056.86 for which, with interest, the Claimant _____ claims a lien on said land and improvements.

STATE OF ILLINOIS)
COUNTY OF Cook) SS.

THE AFFIANT Joanne Bauer
being first duly sworn on oath deposes and says, that she is president of the Bauer Latoza Studio, Ltd.

of the Claimant _____; that she has read the foregoing notice and Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.

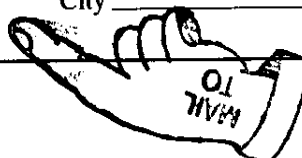
Subscribed and sworn to before me this SIX day of April A.D. 2001



Joanne Bauer
Sonya Lee
Notary Public

Mail to:
Name Joanne Bauer
Address 1006 S. Michigan Ave. 6th fl.
City Chicago, Illinois 60605

This instrument prepared by:
Name same
Address _____
City _____



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BauerLatoza

STUDIO

EXHIBIT 1

October 13, 2000

To: Ms. Sara Lee
Urban Investment Trust
401 N. Michigan Avenue
Chicago, IL 60611

To: Joanne Bauer
From: Sara Lee

From: Joanne Bauer
BauerLatoza Studio
1006 South Michigan Avenue
Chicago, IL 60605

0010290675

RE: Change in Professional Architectural Services for State & Project

Pursuant to our contract for the Architectural and Engineering design services for the building located at the southeast corner of State Street and Division Streets in Chicago, IL, BauerLatoza Studio is submitting a "Change in Services" per article 1.3.3 of our agreement dated 12/27/99.

Changes in Services

The Scope of Work will be revised to provide architectural, mechanical, electrical, plumbing and structural services for the redesign of the facility at State and Division. We will provide design services, permit and construction documents and construction administration services for the following:

- Building shell and core: The envelope of the building will be renovated with new roof, windows and masonry repair. The original stair configuration is to remain in the northeast corner. A new stair and elevator will be located by owner. Structural modifications will be made to accommodate loading.
- Provide white box build-out for the Gap at the 1st and 2nd floors with inactive storage in the basement.
- The offices for Urban Investment and the 3rd floor addition have been eliminated from the scope.
- The Permit documents will include site work that will be limited to the utility tie-ins for water, sewer, fire protection, electrical and gas service, and sidewalk paving repair of broken sidewalk and, minimal landscaping (integral planters on the façade and ivy on the back of the building).

ARCHITECTURAL SERVICES:

- Prepare schematic interior floor plans for typical floor plan for white box build-out and basement floor and exterior elevations for review and approval.

1006 South Michigan Avenue
Suite 602, Chicago, Illinois 60605
Phone 312.986.1000

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BauerLatoza 010290675

STUDIO

- Prepare design development floor plans and exterior elevations based on the comments from the Schematic review meeting. Provide interior "White Box" and core finishes for client's review and approval.
- Provide permit and construction documents for the rehabilitation of the building located at the north east corner of State & Division. This includes all architectural, structural, mechanical, electrical, plumbing and life safety design. The existing building is currently 3 floors (basement, ground and second) with an approximate square footage of 22,200.
- Probable Cost estimate is not included in this proposal. If you wish us to provide that service I will obtain a proposal from our cost estimator.
- Any presentation drawings for the Plan Commission are not included in this proposal and if required will be invoiced at our standard hourly rates. Usually the Plan Commission will request to see a rendered site plan and building elevations.
- Construction Administration services will include shop drawing and submittal review, field visits and revisions/clarification sketches as required.
- All surveys and testing are reimbursable expenses.

Our proposed fee for the above Change in Services is \$69,050 plus a budget of \$5,500 for Construction Site Visits to be invoiced hourly per the attached rates.

Article 1.5 Compensation shall be revised as follows:

Phase I: \$60,000

Phase II: \$22,500

Change in Services: \$69,050 plus a \$5,500 budget for Construction Site Visits.

Article 1.5.2: Please see updated Schedule of Charges which have replaced the 1999 Schedule of Charges for additional services.

If this Change in Services meets with your agreement please indicate so by signing below and returning to my attention.

Sara Lee 10/13/00

Sara Lee, Urban Investment Trust

1000 South Michigan Avenue
Suite 602, Chicago, Illinois 60605
Phone 312.986.1000