

**770 ILCS 60/1 et seq. CLAIM FOR MECHANIC'S LIEN**



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

Property of Cook County Office

Scott Company Mechanical Contractors, (hereinafter "Claimant"), located at 1400 East 97<sup>th</sup> Place, Chicago, Illinois, 60628, County of Cook, State of Illinois, hereby files its 770 ILCS 60/1 *et seq.* Claim for Mechanic's Lien on the Real Estate (as hereinafter described) and against the interest(s) of LaSalle/Chestnut LLC, upon information and belief an Illinois limited partnership; 121 W. Chestnut Associates, Inc., upon information and belief an Illinois corporation; Berman Wettig Development, LLC, upon information and belief an Illinois limited partnership; Bank of America Capital Corporation, a bank doing business in Illinois; Bank of America, a bank doing business in Illinois; Bank of America Commercial Finance, a bank doing business in Illinois; and Corus Bank N.A., a bank doing business in Illinois (hereinafter collectively referred to as "Owner"), located respectively at 121 West Chestnut, Chicago, Illinois, and Turner Construction Company, an Illinois corporation located at 55 East Monroe Street, Suite 3100, Chicago, Illinois 60603 (hereinafter the "General Contractor"), and any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under said Owner and, any and all Unknown Claimants and/or Owners.

In furtherance of its Lien, Claimant states as follows:

1. That on or about February 26, 2001, Owner owned and continues to own the following described land in the County of Cook, State of Illinois, to wit:

PARCEL 1:

LOTS 1 TO 5: BOTH INCLUSIVE, IN OSTROM'S SUBDIVISION OF LOT 2 (EXCEPT IN EAST 10 FEET THEREOF) IN THE ASSESSOR'S DIVISION OF THE WEST 1/2 OF BLOCK 3 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS 1 TO 5 LYING BETWEEN THE EAST LINE OF NORTH LASALLE STREET A LINE 14 FEET EAST OF AND PARALLE[SIC] WITH THE EAST LINE OF NORTH LASALLE STREET), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH ½ OF THAT PART OF THE NORTH ½ OF BLOCK 3 IN BUSHNELL'S ADDITION TO CHICAGO DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF SAID BLOCK 3, 10 FEET SOUTH OF A POINT EQUI-DISTANT FROM THE NORTH AND SOUTH LINES OF THE NORTH ½ OF SAID BLOCK; THENCE RUNNING SOUTH ALONG THE WEST LINE OF SAID BLOCK 40 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK 136 FEET, MORE OF LESS, TO AN ALLEY; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID BLOCK 40 FEET; THENCE WEST 136 FEET, MORE OF LESS, TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF LYING BETWEEN THE EAST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET EAST OF AND PARALLEL WITH EAST LINE OF NORTH LASALLE STREET, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 21 FEET 1 INCH OF THE NORTH 51 FEET 1 INCH OF THE SOUTH ½ OF NORTH ½ OF THE WEST ½ OF BLOCK 3 IN BUSHNELL'S ADDITION TO CHICAGO (EXCEPT ALLEY) AND (EXCEPT THAT PART THEREOF USED FOR WIDENING LASALLE STREET) IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH ½ OF THE NORTH ½ OF THE WEST ½ OF BLOCK 3 (EXCEPT THE NORTH 51 FEET 1 INCH THEREOF; AND EXCEPT THE EAST 10 FEET THEREOF; AND EXCEPT THAT PART OF THE SOUTH 48 FEET 11 INCHES LYING WEST OF THE EAST LINE OF NORTH LASALLE STREET AS NOW LAID OUT AND WIDENED BY CONDEMNATION PROCEEDINGS, IN THE COUNTY COURT OF COOK COUNTY, ILLINOIS IN CASE NO. 53227; AND EXCEPTING THEREFROM THE SOUTH 1 FOOT THEREOF, IN BUSHNELL'S ADDITION TO CHICAGO, IN THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM PARCELS 1, 2, 3 AND 4 DESCRIBED ABOVE THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTH 119.48 FEET OF THE EAST 50.22 FEET OF THE FOLLOWING DESCRIBED PARCELS TAKEN AS A SINGLE TRACT OF LAND:

PARCEL 1:

LOTS 1, 2, 3, 4 AND 5 (EXCEPT THE WEST 14 FEET TAKEN FOR STREET) IN OSTROM'S SUBDIVISION OF LOT 2 EXCEPT THE EAST 10 FEET IN ASSESSOR'S DIVISION OF THE WEST ½ OF BLOCK 3 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4,

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

PARCEL 2:

THE NORTH ½ OF THE WEST ½ OF BLOCK 3 IN BUSHNELL'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 (EXCEPT THAT PART TAKEN FOR ALLEY) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 AND (EXCEPT THE WEST 101.1 FEET) OF LOT 2 IN ASSESSOR'S DIVISION OF THE WEST ½ OF BLOCK 3 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION [SIC] 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-04-448-007-0000  
17-04-448-008  
17-04-448-029  
17-04-448-030

commonly known as 121 West Chestnut, Chicago, Illinois, and hereinafter together with all improvements shall be referred to as the "Premises"; and

2. That on January 6, 1997, Claimant entered into a written contract with the General Contractor to provide all of the necessary labor and materials associated with certain heating, ventilation and air conditioning ("HVAC") work to be performed on the improvements/buildings being erected on said Premises, all in furtherance of the General Contractor's contract with the Owner, and for the sum of One Million Six Hundred and Sixty Thousand Dollars (\$1,660,000.00); and

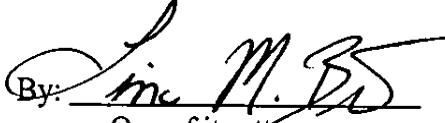
3. That at the special instance and request of the Owner and/or General Contractor, Claimant furnished extra and additional materials and labor to the Premises in the amount of One Hundred Eighty Five Thousand One Hundred and Eighty-Seven Dollars (\$204,990.00); and

4. That as of February 26, 2001, Claimant substantially completed all of the work upon which this Claim is based in accordance with all contracts, plans and specifications; and

5. That after allowing all just credits due the Owner and/or General Contractor, the sum of One Hundred Nineteen Thousand Two Hundred and Sixty-Six Dollars (\$118,452.00), is still due and owing Claimant, and for which with all interest and costs allowed by law, Claimant claims a lien on said land and improvements.

Dated: this 19<sup>th</sup> day of June, 2001

**SCOTT COMPANY  
MECHANICAL CONTRACTORS**

By:   
One of its attorneys

This Document Has Been  
Prepared By and After  
Recording Should be Returned To:

Edward L. Filer, Esq.  
Tina M. Bird, Esq.  
FAGELHABER, LLC  
55 E. Monroe Street, 40<sup>th</sup> Floor  
Chicago, IL 60603  
(312) 346-7500

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VERIFICATION

STATE OF California )  
~~STATE OF ILLINOIS~~ )  
COUNTY OF Los Angeles ) SS  
~~COUNTY OF COOK~~ )

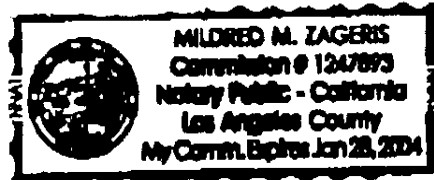
Glen Swider, being first duly sworn on oath, states that he is the current General Manager for Claimant, Scott Company Mechanical Contractors, that he is authorized to sign this Verification to the foregoing Claim for Mechanics Lien, that he has read said Claim for Mechanics Lien, and that the statements contained therein are true and correct.



Glen Swider

Subscribed and sworn to before me  
this 19<sup>th</sup> day of June, 2001

  
Notary Public



My commission expires Jan. 28, 20 01

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****Via Certified Mail, Return Receipt Requested****TO:**

Turner Construction Company  
c/o CT Corporation System  
208 South LaSalle Street  
Chicago, Illinois 60604-1135

LaSalle/Chestnut LLC  
c/o Peter Finacchiaro  
790 Estate Dr., Suite 150  
Deerfield, Illinois 60015

121 W. Chestnut Associates, Inc.  
c/o Illinois Corporation Service Co.  
700 South Second Street  
Springfield, Illinois 62704-0000

Berman Wettig Development, LLC  
c/o Barton Investments, Inc.  
195 North Harbor Drive, Suite 100  
Chicago, Illinois 60601

Bank of America Capital Corporation  
c/o CT Corporation System  
208 S. LaSalle St.  
Chicago, IL 60604

Bank of America  
231 S. LaSalle St.  
Chicago, IL 60604

Bank of America  
233 S. Wacker Dr. #2800  
Chicago, IL 60606

Bank of America Commercial  
Finance  
333 W. Wacker Dr., Suite #1840  
Chicago, IL 60606

A. Epstein and Sons International,  
Inc.  
600 West Fulton Street  
Chicago, Illinois 60661-1199

Corus Bank N.A.  
3959 N. Lincoln Ave.  
Chicago, Illinois 60613

**CERTIFICATE OF SERVICE**

I, Tina M. Bird, Esq., an attorney, on oath state that I caused a copy of the foregoing, Claim for Lien, to be delivered *via* Certified Mail, Return Receipt Requested, to the parties listed above, on or before the hour of 5:00 p.m., on this 19<sup>th</sup> day of June, 2001.

  
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Tina M. Bird