

**UNOFFICIAL COPY**

0010861743

7690/0125 11 001 Page 1 of 6  
2001-09-17 15:54:14  
Cook County Recorder 17.50

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

**SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN**

STATE OF ILLINOIS )  
) ss.  
COUNTY OF C O O K )

The Claimant, Case Foundation Company ("Case"), a Maryland corporation with an office at 1325 West Lake Street, Roselle, Illinois 60172, hereby files its Subcontractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of Park Place Chicago LLC ("Current Owner") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Current Owner or Former Owner (as defined below);

Case states:

1. Since prior to April 4, 2001, Current Owner owned interest(s) as fee simple owner and, possibly otherwise, in the Real Estate commonly known as 600-626 North Kingsbury Street, Chicago, Illinois and legally described as follows ("Real Estate"):

SEE ATTACHED EXHIBIT A

Since prior to November 7, 2000, Stonegate Development LLC ("Former Owner") owned interest(s) as fee simple owner and, possibly otherwise, in the Real Estate.

2. As of November 7, 2000, Case entered into a written subcontract with Walsh Construction Co. ("Prime Contractor"), under which Case agreed to provide labor, material and related construction services for freight tunnel bulkheads, water tunnel grouting, caisson installation,

PIN Number: 17-09-126-010-0500

Address: 600-626 N. Kingsbury, Chicago, IL

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

10861743

dockwall rehabilitation and earth retention for improvements to the Real Estate in exchange for payment of an original subcontract price of One Million Eighty-Five Thousand Dollars (\$1,085,000) subject to increase for additional or changed work or differing site conditions (the "Subcontract").

3. At the special instance and request of Prime Contractor, Case furnished extra and additional materials and extra and additional labor for the improvement of the Real Estate to the extent and value of the net amount of One Hundred Fifty-Six Thousand Six Hundred Forty-Three Dollars (\$156,643).

4. The Contract was entered into by Prime Contractor and the work was performed by Case with the knowledge and consent of Former Owner or Current Owner or both. Alternatively, Former Owner or Current Owner or both authorized or knowingly permitted Prime Contractor to enter into contracts to improve the Real Estate. Alternatively, Former Owner or Current Owner or both knowingly permitted Prime Contractor or Case or both to perform Work to improve the Real Estate.

5. Case substantially completed Case's Work under the Subcontract on May 20, 2001.

6. As of the date hereon, after allowing all credits, there is due, unpaid and owing to Case, the principal sum of Two Hundred Fifteen Thousand Eight Hundred Ninety-Three Dollars (\$215,893) for which, with interest, Case claims a lien against the Real Estate.

7. Case hereby revokes any waiver of lien given in advance of payment for which payment was not made.

Dated: September 17, 2001

CASE FOUNDATION COMPANY

By:   
Patrick O'Neill

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 Number: 17-09-126-010-0500

Address: 600-626 N. Kingsbury, Chicago, IL

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT "A"

10861743

## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 1.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH 1/2 OF BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET; THENCE WEST AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 163.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS 70.8 FEET SOUTHEASTERLY FROM INTERSECTION OF DOCK LINE, SAID RIVER WITH THE SAID LINE DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER, 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MCBIRNEY AND ISABELLE M. MCBIRNEY, HIS WIFE, TO PERCIVAL W. CLEMENT, DATED NOVEMBER 22, 1899, RECORDED IN VOLUME 6925 PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

PIN: 17-09-126-010-0500

ADDRESS: 600-626 N. Kingsbury  
Chicago, Illinois

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

10861743

I, Patrick O'Neill, being first duly sworn on oath, depose and state that I am Vice-President of Claimant, am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Original Contractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

  
Patrick O'Neill

SUBSCRIBED AND SWORN TO  
before me this 13 day of September, 2001.

  
Notary Public



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 Number:           17-09-126-010-0500

Address:               600-626 N. Kingsbury, Chicago, IL

UNOFFICIAL COPY

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

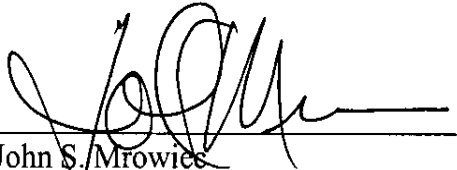
## AFFIDAVIT OF SERVICE

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

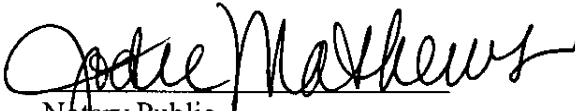
10861743

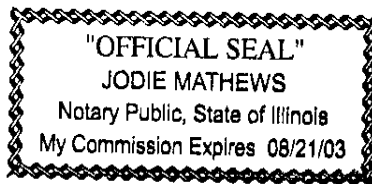
I, John S. Mrowiec, being first duly sworn, on oath, depose and state that on September 17, 2001, I caused to be served the attached Subcontractor's Claim for Mechanics Lien by sending a duplicate original thereof to each person and entity listed on the Attached Service List by certified mail, return receipt requested.

By: \_\_\_\_\_

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

Subscribed and Sworn to  
before me this 17th day of  
September, 2001

  
Notary Public



PIN Number:           17-09-126-010-0500

Address:               600-626 N. Kingsbury

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## SERVICE LIST

Park Place Chicago LLC  
c/o Metropolitan Real Estate Co.  
2000 Spring Road  
Unit 500  
Oak Brook, Illinois 60523

Corus Bank  
3959 North Lincoln Avenue  
Chicago, Illinois 60613  
Attn: Christi Hood

Walsh Construction Co.  
929 West Adams  
Chicago, Illinois 60607  
Attn: David V. May, Vice President

National Electrical Benefit Fund  
1125 15<sup>th</sup> Street NW  
Washington, DC 20005

Solomon Cordwell Buenz & Associates, Inc.  
625 North Michigan Avenue  
Suite 800  
Chicago, Illinois 60611

PIN Number: 17-09-126-010-0500

Address: 600-626 N. Kingsbury, Chicago, IL

UNOFFICIAL COPY

Property of Cook County Clerk's Office