



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

Timothy R. Conway
Conway & Mrowiec
300 S. Wacker Drive, Suite 601
Chicago, Illinois 60606



ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)

) SS

COUNTY OF COOK

The Claimant, H.B. Barnard Company ("Barnard"), with an address at 53 West Jackson Blvd., Suite 815, Chicago, Illinois, files its Original Contractor's Claim for Mechanics Lien and claims a mechanics lien against the Real Estate (as hereinafter described) and against the interest of the Owner of the Real Estate, NACA Limited Partnership (with an address at P.O. Box 7900, 3003 Summer Street, Stamford, Connecticut), against the leasehold interest in a portion of the Real Estate held by Tenant, Simon Chong, doing business as Caiun Cuisine/Robinson Ribs (with an address at 500 West Madison Street, Chicago, Illinois), and against the interest of any person claiming an interest in the Real Estate by, through, or under the Owner or Tenant, all as more fully stated below.

Barnard states as follows:

1. On or about January 1, 1999 and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon (the "Real Estate") in Cook County, Illinois commonly known as 500 West Madison Street, Chicago, Illinois and legally described as follows:

See Exhibit A attached hereto and incorporated by reference

The permanent real estate tax numbers for the Real Estate are: 17-09-342-002; 17-09-342-004; 17-09-342-005.

On or about January 1, 1999 and subsequently, Tenant had a leasehold interest in a portion of the Real Estate pursuant to a lease with Owner.

PIN No. 17-09-342-002; 17-09-342-004; 17-09-342-005

Street Address: 500 West Madison Street, Chicago, Illinois

2. Barnard was the general contractor on a project commonly known as the Cajun Cuisine/Robinson Ribs restaurant at Citicorp Center, 500 West Madison Street, Chicago, Illinois (the "Project").

3. Barnard entered into a written contract (the "Contract") dated as of April 3, 1999, with Tenant. Tenant was authorized or knowingly permitted by the Owner to enter into the Contract, pursuant to which Barnard agreed to perform certain interior alterations, build out, and related work and furnish materials in connection with the Project for the original contract amount of \$258,650.00. A copy of the Contract is attached hereto as Exhibit B.

4. Barnard performed additional work in the amount of \$41,657.00 at the request of Tenant, an entity authorized or knowingly permitted by the Owner to request Barnard to perform extra work.

5. The Contract was entered into, and the work and additional work was performed by Barnard with the knowledge and consent of the Owner. Alternatively, the Owner authorized and knowingly permitted the Contract with Barnard and the additional work.

5. Barnard substantially completed work on the Project on October 26, 1999.

6. As of the date hereof, there is due, unpaid, and owing to Barnard, after allowing all credits, the principal sum of \$167,726.73 for which Barnard claims a lien on the Real Estate (including all land and improvements thereon) together with interest at the statutory rate of 10 percent per annum.

Dated: February 18, 2000

H. B. BARNARD COMPANY

By: [Signature]
Title: PRESIDENT

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

Timothy R. Conway
Conway & Mrowiec
300 S. Wacker Drive, Suite 601
Chicago, Illinois 60606

PIN No. 17-09-342-002; 17-09-342-004; 17-09-342-005

Street Address: 500 West Madison Street, Chicago, Illinois

UNOFFICIAL COPY

AFFIDAVIT

00130328

STATE OF ILLINOIS)
)
COUNTY OF COOK)

James B. Barnard, being first duly sworn, deposes and states that he is the President of H.B. Barnard Company, that he is authorized to sign this Affidavit to the foregoing Original Contractor's Claim for Mechanics Lien, that he has read the Original Contractor's Claim for Mechanics Lien, knows the contents thereof and the statements contained therein are true.



James B. Barnard

SUBSCRIBED AND SWORN
To Before me this 18th day
of FEBRUARY, 2000.

Ella Mae Jackson
Notary Public

PIN No. 17-09-342-002; 17-09-342-004; 17-09-342-005

Street Address: 500 West Madison Street, Chicago, Illinois

UNOFFICIAL COPY

00130328

Legal Description:

PARCEL 1:

THE SOUTH 275.06 FEET (MEASURED PERPENDICULARLY) OF THE FOLLOWING DESCRIBED PROPERTY, ALL TAKEN AS A TRACT:

BLOCK 50 AND THE VACATED 18 FOOT ALLEY IN SAID BLOCK 50 (EXCEPT THAT PART OF BLOCK 50 AND THE VACATED ALLEY THEREIN, LYING IN MADISON STREET AS WIDENED) IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY, ALL TAKEN AS A TRACT, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +23.00 FEET CHICAGO CITY DATUM AND LYING NORTH OF THE SOUTH 275.06 FEET (MEASURED PERPENDICULARLY) OF SAID TRACT:

BLOCK 50 AND THE VACATED 18 FOOT ALLEY IN SAID BLOCK 50 (EXCEPT THAT PART OF BLOCK 50 AND THE VACATED ALLEY THEREIN, LYING IN MADISON STREET AS WIDENED) IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 2C:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY, ALL TAKEN AS A TRACT, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +59.63 FEET CHICAGO CITY DATUM AND LYING NORTH OF THE SOUTH 275.06 FEET (MEASURED PERPENDICULARLY) OF SAID TRACT:

BLOCK 50 AND THE VACATED 18 FOOT ALLEY IN SAID BLOCK 50 (EXCEPT THAT PART OF BLOCK 50 AND THE VACATED ALLEY THEREIN, LYING IN MADISON STREET AS WIDENED) IN THE ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

**H.B. Barnard Company
Builders**

53 West Jackson Blvd., Suite 815
Chicago, IL 60604
(312) 431-1231
(312) 431-1955 Fax

April 2, 1999

Mr. Craig Smith
Griskelis + Smith Architects, Ltd.
400 N. Michigan Ave.
Suite 500
Chicago, IL 60611

Job # 3248

**RE: Revised Bid / per Conference Memorandum No. 5
Cajun Cuisine / Robinson Ribs
Citicorp Center
500 W. Madison
Chicago, Illinois**

Dear Mr. Smith:

We propose to provide all labor, material, equipment, and services necessary to complete the build out for the Cajun Cuisine / Robinson Ribs at Citicorp Center in accordance with drawings A.1-1, A.1-2, A.2-1, A.3-1, A.3-2, A.4-1, A.4-2, A.5-1, M-1, M-2, P-1, P-2, P-3, FP-1, FP-2, E-1, E-2, E-3, and E-4 all dated 3-2-99 prepared by Griskelis + Smith Architects, Ltd.

Work included:

General Conditions
Demolition - Removal
Carpentry
Drywall
Acoustic ceilings
Painting
Millwork
Doors
Frames
Finish hardware
Folding Grille
Quarry tile & base
Pergo Publiq laminate floor & base
Miscellaneous steel
Plumbing
Fire Sprinklers
HVAC
Electrical

Bid Clarifications:

- No premium time included.
- Hazardous removal or testing is not included.
- All kitchen equipment noted on drawing A.1-2 is not included.
- An allowance of \$1,200.00 is included for Finished Hardware and frames.
- Alterations, modifications, upgrades or repairs to the base building systems fire sprinklers system is not included.
- Drain and fill fees for fire sprinkler system is not included.
- X - raying of floors is not included.
- No Structural Engineering cost is included.
- Cutting a 6 1/2" diameter hole for waste line through the beam web, includes reinforcing per sheet P-3, no shoring of existing beam is included in this price.

Exhibit B

00130328

UNOFFICIAL COPY

**H.B. Barnard Company
Builders**

Mr. Craig Smith
Proposal - Cajun Cuisine / Robinson Ribs

April 2, 1999

Page 2

Clarifications cont'd:

- This price includes opening and closing 160sf of drywall ceiling, and 100sf of concealed grid ceiling in the space below for plumbing work.
- An allowance of \$1,200.00 is included for black granite and stainless steel work on the exiting neutral pier.
- The furnishing or installing of exhaust hoods is not included.
- Insulating of existing duct is not included.
- Permit fees or expediting fees are not included.
- Wilsonart laminated flooring is being figured in lieu of Pergo flooring.
- We do not include any stainless steel work.

All of the preceding for the sum of Two Hundred Fifty Eight Thousand Six Hundred Fifty Dollars (\$258,650.00).

We look forward to the opportunity to work with you on this project. Please call with any questions or comments.

If this proposal is acceptable please sign one (1) copy and return it to our office for our records.

Very truly yours,

H.B. BARNARD COMPANY

Art Mueller

ACCEPTANCE: _____

DATE: _____

00120328

Property of Cook County Clerk's Office

H.B. Barnard Company
53 W. Jackson Blvd.
Chicago, IL 60604

Summary Log
Cajun Cuisine / Robinsons Fibs
UNOFFICIAL COPY

Revised 4/2/99

Trade	Cost
General Conditions / Overhead & Fee	\$ 33,157.00
Demolition - Removal	2,295.00
Carpentry	10,849.00
Drywall	16,028.00
Acoustic ceilings	12,089.00
Painting & taping	5,185.00
Millwork / doors (furnished and installed)	54,400.00
Finish hardware / frames	1,200.00
Glass lites	255.00
Folding grille	6,375.00
Quarry tile & base	5,798.00
Pergo flooring & base	6,700.00
VCT flooring	430.00
Black granite & stainless st.	1,200.00
Miscellaneous steel	5,087.00
Plumbing	16,970.00
Fire sprinklers	4,195.00
HVAC	27,500.00
Electrical	48,937.00
Total	\$ 258,650.00

00130328

Property of Cook County Clerk's Office