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ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

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2000-02-25 10:38:16
Cook County Recorder 15.50

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



TROPIC CONSTRUCTION CORP.,
an Illinois corporation, Claimant,

v.

ORCHARD PARK LIMITED
PARTNERSHIP, an Illinois limited
partnership, Owner.

TROPIC CONSTRUCTION CORP., an Illinois corporation, ("Claimant"), of Chicago, County of Cook, State of Illinois, hereby files a Claim for Contractor's Mechanic's Lien against Orchard Park Limited Partnership, an Illinois limited partnership ("Owner") and states:

1. That on July 2, 1998, Orchard Park Limited Partnership was the owner of fee simple title to the following described real estate (including all improvements thereon) ("Property") located in Cook County, Illinois, and legally described as follows:

LOTS 6 TO 12 IN BLOCK 4 IN ORCHARD PARK SUBDIVISION, IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: Orchard Park, North Clybourn Avenue, Chicago, Illinois.

Permanent Index Numbers: 17-04-102-024-0000; 17-04-102-027-0000; 17-04-102-028-0000; 17-04-115-030-0000

2. That on July 2, 1998, Claimant entered into a contract ("Contract") with Owner as Owner's sole agent in providing the Construction Manager's Services described in the Contract in connection with the construction of the project known as Orchard Park Townhomes, Phase III ("Project") for the original contract amount of Four Percent (4.0%) of all costs incurred by Owner in constructing the Project, as well as additional consideration in the amount of Three Hundred Fifty Seven Thousand and No/100 Dollars (\$357,000.00), as well as compensation for Additional Services as defined in the Contract.

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3. As of October 2, 1999, the Claimant completed work to the value of \$107,500.00, as set forth in an account thereof herewith filed and made a part hereof, marked as Exhibit A.

4. Owner and Contractor entered into an agreement to terminate the Contract on or about October 29, 1999, and to pay Contractor \$107,500.00 ("Settlement Amount") in full consideration of the agreement to terminate the Contract. Owner has refused to pay Contractor the Settlement Amount.

5. That there remains due and owing to Claimant on the Contract, after allowing for all credits, the principal sum of One Hundred Seven Thousand and No/100 Dollars (\$107,500.00), plus penalties and interest at a statutory rate of 10 percent per annum. Tropic Construction Corp. herein claims a lien on said Property and all improvements thereon and on the monies or other consideration due or to become due from the Owner under said Contract and against said Owner in the amount of One Hundred Seven Thousand and No/100 Dollars (\$107,500.00), plus penalties and interest.

Tropic Construction Corp.

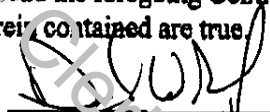
By: 

Name: David W. Graf

Title: Vice President

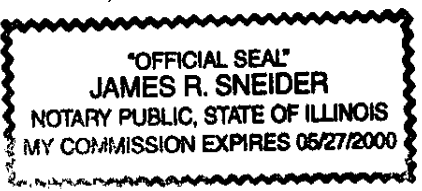
State of Illinois)
) SS
County of Cook)

The undersigned, being first duly sworn on oath hereon and says that he is the Vice President of the Contractor under the Contract defined above and that he has read the foregoing Contractor's Claim for Lien, knows the contents thereof, and that all the statements therein contained are true.


David W. Graf, the Vice President
of Tropic Construction Corp.

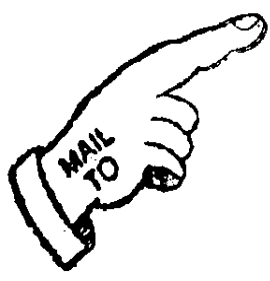
Subscribed and sworn to before me
this 21 day of February, 2000.

Notary Public



Prepared by and RETURN TO:

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