

**SUB-CONTRACTOR'S  
CLAIM FOR LIEN**



The undersigned, Gurtz Electric Co., an Illinois Corporation, of the Village of Arlington Heights, County of Cook, and Sate of Illinois, hereby files a claim for mechanics lien on the property legally described below, and the improvements located thereon, and against all entities who have or may claim some right, title, or interest in the property and the improvements, including but not limited to the following:

LaSalle National Trust, N.A. as Trustee under Trust Agreement dated June 10, 1970 and known as Trust No. 40940; Water Tower LLC, a Delaware limited liability company with an office located in the City of Chicago, County of Cook, and State of Illinois; Urban Shopping Centers, Inc., a corporation with offices in the City of Chicago, County of Cook, and State of Illinois; Water Tower Joint Venture, an Illinois general partnership, with offices in the City of Chicago, County of Cook, and State of Illinois; JMB Urban Development Co., a corporation with offices in the City of Chicago, County of Cook, and State of Illinois; 835 Michigan Corp., an Illinois corporation with offices in the City of Chicago, County of Cook, and Sate of Illinois; Home Touch Centers, Inc., an Illinois Corporation, with its principal office located in the City of Des Plaines, County of Cook, and State of Illinois; and Americ-con Enterprises, LLC, an Illinois limited liability company located in the City of Naperville, County of DuPage, and State of Illinois ("Contractor").

Gurtz Electric Co., the Claimant, states:

That on and for some time prior to September 6, 2001, LaSalle National Trust, N.A., as Trustee under Trust Agreement dated June 10, 1970 and known as Trust No. 40940 ("Land Trust"), owned the fee simple title to the property commonly known as 845 North Michigan Avenue, Chicago, IL and legally described on Exhibit A attached hereto and made a part hereof. On information and belief, Water Tower Joint Venture and Water Tower, LLC, or one or both of

# UNOFFICIAL COPY

them, are beneficiaries of the Land Trust with power of direction and have the right to possess, control, operate, and manage the property described on Exhibit A attached hereto.

That on a certain date, the exact date being unknown to Claimant, but on information and belief, before September 6, 2001, either the Land Trust, the beneficiaries of the Land Trust, or the duly authorized agent of one or more of the foregoing, entered into a lease with Home Touch Centers, Inc. ("Home Touch Centers") for a portion of the property described on Exhibit A and commonly known as 845 North Michigan Avenue, Chicago, IL

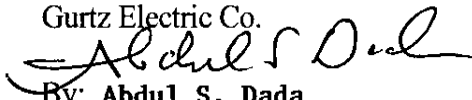
That at some time on or before September 6, 2001, the exact date being unknown to Claimant, Ameri-con Enterprises, LLC and Home Touch Centers entered into a contract whereby Ameri-con Enterprises, LLC was Home Touch Centers contractor to make improvements on and to that portion of the property commonly known as 845 North Michigan Avenue, Chicago, IL being leased by Home Touch Centers. That on or about September 6, 2001, Contractor made a subcontract with Claimant for Claimant to provide labor, materials, fixtures, and equipment in connection with furnishing and installing the electrical work for and on that portion of the property described on Exhibit A being leased by Home Touch Centers. The owner of the fee simple title to the property at the time the Claimant and Contractor entered into the subcontract was the Land Trust. The Land Trust, the beneficiaries thereof, and the managing agent for the property, or one or more of them, authorized or knowingly permitted Home Touch Centers to make improvements to the property it was leasing or going to lease and authorized or knowingly permitted Home Touch Centers to enter into the contract with Ameri-con Enterprises, LLC for said improvements.

That on October 17, 2001, Claimant completed all the work and completed furnishing and installing all the labor and materials required by its subcontract with Contractor to be done, including the extra and additional materials and labor that were furnished for and at the property at the special instance and request of Contractor. The value of the extra and additional materials that were furnished by Claimant was \$800.00.

That the Contractor is entitled to credits on account thereof as follows: NONE, leaving due, unpaid and owing to the Claimant, the sum of Twenty Five Thousand Forty and no/100 Dollars (\$25,040.00), for which, with interest at the rate of ten (10) percent per annum, the Claimant claims a lien on the property legally described on Exhibit A and the improvements located thereon and on the moneys or other considerations due or to become due from Home Touch Centers to the Contractor under Home Touch Centers's contract with the Contractor.

Executed on this 7th day of February, 2002, at Arlington Heights, Illinois.

Gurtz Electric Co.



By: Abdul S. Dada

Its Executive Vice President



EXHIBIT A

PROPERTY DESCRIPTION

PARCEL 1:

LOT 1, IN MARBAN RESUBDIVISION OF PART OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1975 AS DOCUMENT NUMBER 23339677 AND FILED WITH THE REGISTRAR OF TITLES OF DECEMBER 30, 1975 AS DOCUMENT NUMBER LR2848886.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1970 AND KNOWN AS TRUST NUMBER 40940, TO KELVYN H. LAWRENCE, DATED MARCH 24, 1976, AND RECORDED MARCH 29, 1976 AS DOCUMENT NUMBER 23432348 AND FILED WITH THE REGISTRAR OF TITLES ON MARCH 29, 1976 AS DOCUMENT NUMBER LR2861198.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ENTERED INTO AS OF APRIL 27, 1992, RECORDED MAY 1, 1992, AS DOCUMENT NUMBER 92299492 BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1970 AND KNOWN AS TRUST NUMBER 40940 OVER, UPON AND ACROSS THE FOLLOWING;

LOTS 2 AND 3, AND LOTS 19 THROUGH 29, BOTH INCLUSIVE, IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF A PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 845 North Michigan Ave., Chicago, IL 60611  
P.I.N. 17-03-226-030