

This document is prepared by:
Law Office of Arnold H. Landis
77 W. Washington Street, Suite 702
Chicago, IL 60602
(312) 236-6268 (312) 236-6269 (fax)



GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss: Chicago
COUNTY OF C O O K)

The Claimant, Tenant Improvements, Inc. (hereinafter claimant), of 1121 South Clinton Street, Chicago, Illinois 60607, hereby files its General Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest in the Real Estate of the following entities and/or persons:

LaSalle National Bank, N.A.
Trustee under Trust # 100049 dated 9.14.78
135 S. LaSalle Street, Chicago, IL 60690
Attention: Anita Lutkus

Prime Advantage, Inc.
980 N. Michigan Ave, Suite 1400, Chicago, IL 60611

Unknown lenders

and any other person and/or entity claiming an interest in the Real Estate (as hereinafter described in Exh. A) by, through or under the Owners.

Claimant states as follows:

1. That on October 6, 2000, the "Owner(s)" owned the following described land in the County of Cook, State of Illinois, to-wit:

See Exh. A for legal description, and commonly known as: 980 N. Michigan Ave, 17th Floor, Chicago, IL.

Permanent index numbers: 17-03-207-062
17-03-207-063
17-03-207-065
17-03-207-066

2. That Tenant Improvements, Inc. of 1121 S. Clinton Street, Chicago, Illinois was a

general contractor for the improvement of the property described in the preceding paragraph.

3. That on to wit; on April 1, 2000, one or more of said "Owners" and/or their agents made a contract with the claimant, Tenant Improvements, Inc., to furnish labor and materials for improvements and renovation.

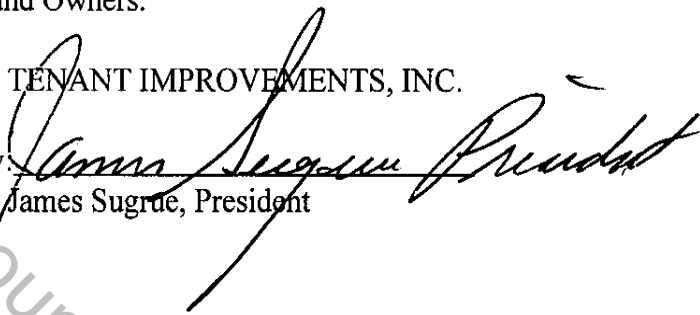
4. The original contract price was \$ 308,809.79.

5. The claimant substantially completed the same on or about March 1, 2002.

6. Further, the work and contract as aforesaid was authorized by and/or knowingly permitted by the Owners.

7. That Tenant Improvements, Inc., after all due credits to said owners, is entitled to the sum of \$ 83,809.76., for which, with interest, the claimant claims a mechanics lien on said land and improvements and on the moneys or other considerations due or to become due from the Owners under said contract against said contractor and Owners.

TENANT IMPROVEMENTS, INC.

By: 
James Sugrue, President

Dated: April __, 2002

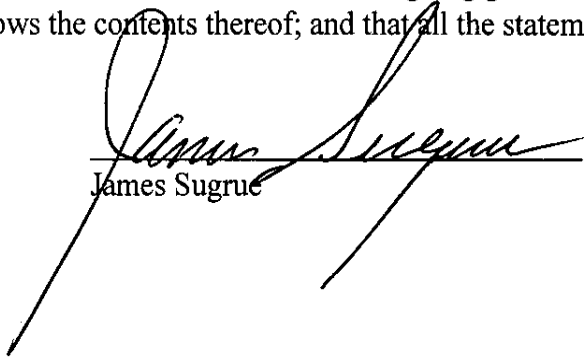
This document has been prepared by and after recording should be returned to:
Law Offices of Arnold H. Landis
77 W. Washington Street, Suite 702
Chicago, IL 60602
(312) 236-6268 (312) 236-6269 (fax)

UNOFFICIAL COPY

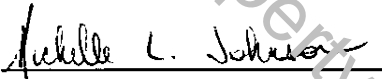
0020508769

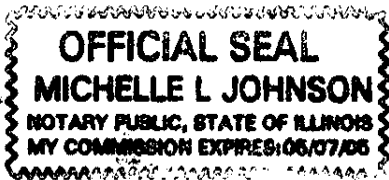
STATE OF ILLINOIS)
) ss
COUNTY OF C O O K)

The Affiant, James Shugrue, being first duly sworn, on oath deposes and says that he is the President of Tenant Improvements, Inc. the claimant; that he has read the foregoing general contractor's claim for mechanics lien and knows the contents thereof; and that all the statements therein contained are true and correct.


James Shugrue

Subscribed and sworn to before me
this 22 th day of April 2002.


Michelle L. Johnson
Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

0020508769

Parcel 1:

Lot 4 (except that part of the West 9 inches lying between North and South limits of brick party wall as extended separating stone and brick building standing thereon from stone and brick building standing on remainder of said Lot 4 except that portion of said West 9 inches in the West light court of said last named building lying within that part of said Lot 4 taken by Thomas J. Storr under an agreement with Oscar H. Haugan and wife dated September 27, 1907 and recorded October 2, 1907 in Book 10137, Page 177 as Document No. 4104396) in Moss Subdivision of part of Lot 10 in Subdivision of the South half of Block 8 in the Canal Trustees' Subdivision of South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded February 2, 1863 in Book 161 of Maps, Page 76 as Document No. 62106, in Cook County, Illinois.

Parcel 2:

The East half of Lot 6 and all of Lots 7, 8, and 9 in Lawrence's Subdivision of part of Lot 7 of the Subdivision of the North half of Block 8 in the Subdivision by the Commissioners of the Illinois and Michigan Canal of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except that part of said property falling in the alley dedicated by instrument recorded May 8, 1981 as Document 25864748).

Parcel 3:

Lots 1, 2 and 3 in the Subdivision of John D. and Robert E. Moss of part of Lot 10 in the Subdivision of the South half of Block 8 in the Subdivision by the Commissioner of the Illinois and Michigan Canal, of the South fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

The West half of Lot 6 of Lawrence's Subdivision of part of Lot 7 in the Subdivision of the North half of Block 8 in Canal Trustees' Subdivision of the South fractional quarter of Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (except that part of said property falling in the alley dedicated by instrument recorded May 8, 1981 as Document 2586478).

Parcel 5:

All that part of the East-West 10 foot public alley lying South of the South line of Lots 7, 8 and 9 in Lawrence's Subdivision of part of Lot 7 in Subdivision of the North half of Block 8 in (Canal Trustees') Subdivision of the South fractional quarter of fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian; lying North of the North line of lots 1 to 4, both

...ative, in Moss' Subdivision of part of Lot 10 in Subdivision of the South half of Block 8 in Canal Trustee's Subdivision aforementioned; lying East of the West line of Lot 4 in Moss' Subdivision aforementioned, produced North to the South line of Lot 1 in Lawrence's Subdivision aforementioned; and lying West of a line drawn from the Northeast corner of Lot 1 in Moss' Subdivision aforementioned to the Southeast corner of Lot 9 in Lawrence's Subdivision aforementioned, all in Cook County, Illinois.

Parcel 6:

0020508769

All that part of E. Oak Street lying North of the North line of Lots 6 to 9, both inclusive, and said North line extended East in Lawrence's Subdivision of part of Lot 7 in Subdivision of the North half of Block 8 in (Canal Trustees') Subdivision of the South fractional quarter of fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, and being described as follows: Commencing at the Southwest corner of E. Oak Street and N. Michigan Avenue; thence West on the South line of said Oak Street, 209.58 feet; thence North parallel to the West line of said Michigan Avenue, 11.91 feet; thence East 214.50 feet to a point 10.69 feet North and 4.92 feet East of said Southwest corner of Oak Street and Michigan Avenue; thence South parallel to the West line of said Michigan Avenue, 10.69 feet; thence West, 4.92 feet to the place of beginning;

ALSO:

All that part of E. Walton Street lying South of the South line of Lots 1 to 4, both inclusive, and said South line extended East in Moss' Subdivision of part of Lot 10 in Subdivision of the South half of Block 8 in (Canal Trustees') Subdivision aforementioned, and being described as follows: Commencing at the Northwest corner of E. Walton Street and N. Michigan Avenue; thence West on the North line of said Walton Street, 117.35 feet; thence South parallel to the West line of said Michigan Avenue, 13.83 feet; thence East 117.27 feet to a point 14.60 feet South and 4.92 feet East of said Northwest corner of Walton Street and Michigan Avenue; thence North parallel to the West line of said Michigan Avenue, 14.60 feet; thence West 4.92 feet to the place of beginning;

ALSO:

All that part of N. Michigan Avenue lying East of the East line of Lot 9 in Lawrence's Subdivision aforementioned, lying East of the East line of Lot 1 in Moss' subdivision aforementioned and East of the East line of the 10 foot alley lying between said Lots 1 and 9, and being described as follows: Commencing at the Southwest corner of N. Michigan Avenue and E. Oak Street; thence South on the West line of said Michigan Avenue, 217.72 feet to the Northwest corner of E. Walton Street and N. Michigan Avenue; thence East on the North line of said Walton Street extended East, 4.92 feet; thence North parallel to the West line of said Michigan Avenue, 217.72 feet to the South line of said Oak Street extended East; thence West on said Oak Street extension, 4.92 feet to the place of beginning;

UNOFFICIAL COPY

All that part of the East West 10 foot public alley lying South of the South line of Lot 7 in Lawrence's Subdivision aforementioned, and described as follows: Beginning at the point of intersection of the South line of Lot 7 in Lawrence's Subdivision aforementioned and the West line of Lot 4 in Moss' Subdivision aforementioned extended North; thence West on the South line of Lot 7 in Lawrence's Subdivision aforementioned a distance of 2.51 feet; thence Southeasterly a distance of 3.55 feet to a point on the Northerly extension of the West line of Lot 4 in Moss' Subdivision aforementioned; thence North 2.51 feet along the Northerly extension of the West line of said Lot 4 to the place of beginning, all in Cook County, Illinois.

0020508769

Property Address: 980 N. Michigan Avenue, Chicago, Illinois 60611
Permanent Index Nos.: 17-03-207-062, 17-03-207-063, 17-03-207-065 and 17-03-207-066

Property of Cook County Clerk's Office