

UNOFFICIAL COPY

This document has been prepared by:

Karen E. Engelhardt  
Allison, Slutsky & Kennedy  
208 S. LaSalle St Suite 1880  
Chicago, IL 60604  
(312) 364-9400

STATE OF ILLINOIS     )  
                                      )  
COUNTY OF COOK     )

**NOTICE AND CLAIM FOR MECHANICS' LIEN**

To: Fordham 65 E. Goethe L.L.C.  
Registered Agent  
Joel D. Rubin  
111 E. Wacker Drive Suite 2800  
Chicago, IL 60601

Spectrum Stone Group, Inc.,  
Registered Agent  
Steven Gustafson  
1001 E. Chicago Avenue Suite 103  
Naperville, IL 60540

E.W. Corrigan Construction Co.,  
President  
Robert J. Corrigan  
1900 Spring Road No. 201  
Oak Brook, IL 60523

0030283717

5581/0128 40 001 Page 1 of 8

2003-02-27 16:15:40

Cook County Recorder 38.50



0030283717

You are hereby notified that: Michael J. Woods, Eric Zbinden, Ronald D. Lazzaroni, Jr., Richard Lelo, Nick J. Dejanovich, James Noojin, Bernard J. Campbell, Thomas A. Gleason, John Samora, III, Daniel M. Kocsis, Thomas Boyd, William Saiki, Steven Rodriguez, Kenneth Moore, and Dennis Flannigan were employed by Spectrum Stone Group, Inc., who was under contract by E.W. Corrigan Construction Co., who was under contract by Fordham 65 E. Goethe, L.L.C., to furnish services and labor on your property located at 65 E. Goethe Street, Chicago, Illinois:

See, attached legal description

Parcel No. 1  
Permanent Index No. 17-03-110-002  
Property address: 61 E. Goethe, Chicago, Illinois

Parcel No. 2  
Permanent Index No. 17-03-110-009  
Property Address: 61 E. Goethe, Chicago, Illinois

# UNOFFICIAL COPY

Page 2 of 4

0030283717

Parcel No. 3

Permanent Index No. 17-03-110-004

Property Address: 1250 Stone Street, Chicago, Illinois

Parcel No. 4 17-03-110-010

Property Address: 1250 Stone Street, Chicago, Illinois

Said services and labor were furnished on or about July 2001 through November 2002 and there is due the sum of \$39,241.40 to said employees for labor and services. The following amount due is set forth opposite each employee's name:

Michael J. Woods	\$ 1,139.24	Eric Zbinden	\$ 3,347.45
Ronald D. Lazzarone, Jr.	\$ 305.79	Richard Lelo	\$ 5,726.06
Nick J. Dejanovich	\$ 1,420.72	James Noojin	\$ 3,174.49
Bernard J. Campbell	\$ 4,308.04	Thomas A. Gleason	\$ 5,237.87
John Samora, III	\$ 3,237.01	Daniel M. Kosis	\$ 657.25
Thomas Boyd	\$ 478.00	Kenneth Moore	\$ 1,684.85
William Saiki	\$ 1,453.43	Dennis Flannigan	\$ 4,343.36
Seven Rodriguez	\$ 2,227.84		

Under the Illinois Mechanics' Lien Act, 770 ICS §60/et. seq. The aforementioned subcontractors claim a lien on all funds of Fordham 65 E. Goethe, LLC remaining unpaid to the above named employees of subcontractor Spectrum Stone Group, Inc., for the aforementioned construction.

DATED THIS 11<sup>th</sup> DAY OF FEBRUARY, 2003

Michael J. Woods	Eric Zbinden	Ronald D. Lazzarone Jr.
Richard Lelo	Nick J. Dejanovich	James Noojin
Bernard J. Campbell	Thomas A. Gleason	John Samora, III
Daniel M. Kosis	Thomas Boyd	Kenneth Moore
William Saiki	Dennis Flannigan	Steven Rodriguez

# UNOFFICIAL COPY

Page 3 of 4

0030283717

SUBSCRIBED and SWORN to

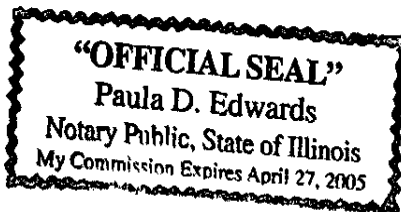
before me this 11<sup>th</sup> day of February, 2003

  
NOTARY PUBLIC

BY: 

One of their attorneys

Allison, Slutsky & Kennedy, P.C.  
208 South LaSalle Street, Suite 1880  
Chicago, Illinois 60604  
(312) 364-9400  
February 10, 2003



# UNOFFICIAL COPY

Page 4 of 4

0030283717

## CERTIFICATE OF SERVICE

I, Karen I. Engelhardt state that I caused the aforesaid Notice and Claim for Mechanics' Lien to be delivered on 11<sup>th</sup> day of February, 2003 to:

Fordham 65 E. Goethe L.L.C.  
Registered Agent  
Joel D. Rubin  
111 E. Wacker Drive Suite 2800  
Chicago, IL 60601

and to be sent to the following by certified mail, return receipt requested to:

Spectrum Stone Group, Inc.,  
Registered Agent  
Steven Gustafson  
1001 E. Chicago Avenue Suite 103  
Naperville, IL 60540

E.W. Corrigan Construction Co.,  
President  
Robert J. Corrigan  
1900 Spring Road No. 201  
Oak Brook, IL 60523



Karen I. Engelhardt

February 10, 2003

# UNOFFICIAL COPY

00831672

4014/0023 08 001 Page 1 of 4  
2000-10-24 09:40:25  
Cook County Recorder 27.56



This instrument prepared by:

Dorothy M. Culhane  
Flynn & Culhane, P.C.  
1 West Superior Street  
Suite 3812  
Chicago, Illinois 60610

0030283717

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 1st day of October, 2000, from  
DORNBORN STREET BUILDING ASSOCIATES, L.L.C., an Illinois limited liability company, ("Grantor")  
to FORDHAM 65 E. GOETHE L.L.C., a Delaware limited liability company, c/o The Fordham Company,  
15 East Huron Street, Chicago, Illinois 60611 ("Grantee"),

WITNESSETH; that the Grantor, for and in consideration of the sum of Ten and 00/100  
Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt  
whereof is hereby acknowledged, by these presents do REMISE, RELEASE, ALIEN AND CONVEY  
unto the Grantee, and to its heirs and assigns, FOREVER, all the following described real estate,  
situated in the County of Cook and State of Illinois known and described as follows, to wit:

### Parcel 1:

LOT 4 AND LOT 3 (EXCEPT THAT PART OF LOT 3 LYING EAST OF THE LINE  
DRAWN FROM A POINT ON THE NORTH BOUNDARY OF LOT 3, 21 FEET 11  
INCHES WEST OF THE NORTHEAST CORNER TO A POINT IN THE SOUTH  
BOUNDARY OF LOT 3, 14 FEET 4 3/8 INCHES WEST OF THE SOUTHEAST CORNER)  
IN SUBDIVISION OF LOTS 4 TO 7 INCLUSIVE, AND VACATED ALLEY LYING WEST  
OF AND ADJOINING SAID LOT 7 IN BLOCK 6 IN H.O. STONE'S SUBDIVISION OF  
ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF  
SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-03-110-002  
Property Address: 61 East Goethe, Chicago, Illinois

### Parcel 2:

THE WEST 1/4 OF THE FOLLOWING TAKEN AS A TRACT; THAT PART OF LOT 2  
LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH BOUNDARY OF  
LOT 2, 3 FEET AND 1 5/8 INCHES EAST OF THE NORTHWEST CORNER TO A POINT  
ON THE SOUTH BOUNDARY OF SAID LOT 2, 10 FEET 7 AND 7/8 INCHES EAST OF  
THE SOUTHWEST CORNER THEREOF; TOGETHER WITH THAT PART OF LOT 3  
LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH BOUNDARY OF  
SAID LOT 3, 21 FEET AND 11 INCHES WEST OF THE NORTHEAST CORNER TO A

*form*

*N0001506*

*new north national 395*

POINT ON THE SOUTH BOUNDARY OF SAID LOT 3, 14 FEET AND 4 3/4 INCHES WEST OF THE SOUTHEAST CORNER; ALL IN SUBDIVISION OF LOTS 4, 5, 6 AND 7 AND VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 IN BLOCK 6 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-03-110-009  
Property Address: 61 East Goethe, Chicago, Illinois

Parcel 3:

LOTS 1 AND 2 (EXCEPT THAT PART OF LOT 2 LYING WEST OF A LINE DRAWN FROM A POINT ON NORTH BOUNDARY OF LOT 2, 3 FEET 1 5/8 INCHES EAST OF THE NORTH WEST CORNER TO THE POINT ON SOUTH BOUNDARY OF LOT 2, 10 FEET 7 7/8 INCHES EAST OF SOUTH WEST CORNER) IN SUBDIVISION OF LOTS 4 TO 7 AND VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 IN BLOCK 6 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL QUARTER (1/4) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-03-110-004  
Property Address: 1250 Stone Street, Chicago, Illinois

Parcel 4:

THE EAST HALF (1/2) OF FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 2 LYING WEST OF A LINE DRAWN FROM A POINT ON NORTH BOUNDARY OF LOT 2, 3 FEET AND 1 5/8 INCHES EAST OF NORTH WEST CORNER TO A POINT ON SOUTH BOUNDARY OF SAID LOT 2, 10 FEET 7 7/8 INCHES EAST OF SOUTH WEST CORNER THEREOF; ALSO OF THAT PART OF LOT 3 LYING EAST OF A LINE DRAWN FROM A POINT ON NORTH BOUNDARY OF SAID LOT 3, 21 FEET 11 INCHES WEST OF NORTH EAST CORNER TO A POINT ON SOUTH BOUNDARY OF LOT 3, 14 FEET 4 3/4 INCHES WEST OF SOUTH EAST CORNER ALL IN SUBDIVISION OF LOTS 4 TO 7 THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 IN BLOCK 6 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTH WEST FRACTIONAL QUARTER (1/4) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-03-110-010  
Property Address: 1250 Stone Street, Chicago, Illinois

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and

UNOFFICIAL COPY

0030283717

00831672

0030283717

with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it will WARRANT AND DEFEND said premises, against all persons lawfully claiming by, through or under it, subject to the Items set forth on Exhibit A attached hereto and made a part hereof.

THE PROPERTY CONVEYED HEREBY IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, said Grantor has caused its company seal to be affixed, and caused its name to be signed to these presents by its Manager as of the day and year first above written.

City of Chicago

Dept. of Revenue

237682

10/24/2000 02:17 Batch 11807 3



Real Estate

Transfer Stamp

\$89,302.50

DEARBORN STREET BUILDING ASSOCIATES L.L.C.,  
an Illinois limited liability company

By:

Name:

Title:

Philip J. Farley III

Manager

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing Deed was acknowledged before me this 14th day of October, 2000 by Philip J. Farley III the Manager of Dearborn Street Building Associates, L.L.C., an Illinois limited liability company, on behalf of the company.

Dorothy M. Culhane  
Notary Public

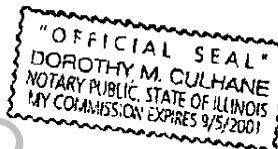
Please Mail after Recording to:



Larry Moss  
D'Ancona & Pfau, P.C.  
111 E. Wacker Drive  
Suite 2800  
Chicago, Illinois 60601-4205

Send Subsequent Tax Bills to:

Fordham 65 East Goethe L.L.C.  
c/o The Fordham Company  
15 East Huron  
Chicago, Illinois 60611



# UNOFFICIAL COPY

00831672 Page 4 of 4

## EXHIBIT A

0030283717

### PERMITTED EXCEPTIONS

1. Any exception arising out of an act of Purchaser or its representatives, agents, employees or independent contractors.
2. Taxes for the year 2000 and subsequent years, to the extent not yet due and payable.
3. Building line 8 feet from Goethe Street as shown on the plat of the subdivision of lots 4, 5, 6 and 7 and vacated alley aforesaid.  
(Note: Affects all Parcels)
4. Encroachment of the shed located in the land and onto the land south and adjoining by 3.97 feet to 4.05 feet as disclosed by survey made by National Survey Service, Inc., dated January 6, 2000 as order number N-123010.  
(Note: Affects Parcel 3)
5. Encroachment of the 5 story building located mainly on said land over and onto the land lying west of and adjoining said land by 0.32 of a foot, as disclosed by the plat of survey made by National Survey Service, Inc., dated January 6, 2000 as order number N-123010.  
(Note: Affects Parcel 1)
6. Encroachment of the 5 story brick building located mainly on said land over and onto the public way lying south of and adjoining said land by .04 of a foot, as shown on survey prepared by National Survey Service, Inc., dated January 6, 2000 as order number N-123010.  
(Note: Affects Parcel 1)
7. Encroachment of the metal trash chute attached to the 5 story building located mainly on said land over and onto the public alley lying south of and adjoining said land, as shown on the survey prepared by National Survey Service, Inc.  
(Note: Affects Parcel 1)
8. Encroachment of the canopy located mainly on the land onto the property east and adjoining by an undisclosed amount, as shown on plat of survey number N-123010 dated January 6, 2000 prepared by National Survey Service, Inc.  
(Note: Affects Parcel 3)

