

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION



PHILLIP KUPRITZ, FORMWORK, INC.)
and K2 ARCHITECTS, INC.)

Claimant,)

v.)

No. 00 CH 04799

CAMELOT GROUP, INC., GLOBAL)
REAL ESTATE INVESTORS, LLC,)
BASSAM HAJ YOUSIF, and ROMEL)
ESMAIL,)

Defendants.)

CLAIM FOR LIEN

Notice is given that PHILLIP KUPRITZ, FORMWORK, INC. and K2 ARCHITECTS, INC. (hereinafter, collectively "Claimant"), of Chicago, Illinois, by and through DAVID A. NOVOSELSKY & ASSOCIATES, their duly authorized agent, claim a mechanic's lien under the Mechanics Lien Act, 770 ILCS 60/1, et seq. and states:

1. On August 27, 1999 and then again on December 24, 1999, Claimant entered into a written Memorandum and Project Development Agreement with CAMELOT GROUP, INC., GLOBAL REAL ESTATE INVESTORS, LLC, BASSAM HAJ YOUSIF, and ROMEL ESMAIL (hereinafter, "Defendants") of Chicago and Arlington Heights, Illinois, under which Defendants agreed to having architectural services performed by K2 Architects for the remodeling and gut rehabilitation of an existing 18-story building on the following described premises: *Lot 6 and 7 in Block 15 on Fort Dearborn Addition to Chicago the Whole Southwest Fraction 1/4 of Section 10, Township 39 North Range 14 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 6 North Michigan Avenue in Chicago, Cook County, Illinois, of which the*

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Chicago, Ill.

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Defendants were the duly authorized agents of the development company that subsequently became the owner of 6 North Michigan Avenue.

2. By the terms of the Agreements, work was performed and expenses incurred through January 22, 2000, and the amount agreed on for the work was \$1,080,000.00 (Project Development Agreement dated December 24, 1999), plus any extras that might be contracted for from time to time.

3. The claimant has competed the furnishing of architectural services valued at \$191,235.00 and \$52,000.00 of out-of-pocket expenses.

4. At the special instance and request of the Defendants, the claimant made a contract to furnish and perform all architectural labor on, and to deliver extra material and fixtures in and to the above-described premises. Claimant did furnish and perform the labor and materials to the premises and does claim the profit from the full contract, less the profit from the \$191,235.00 of expended effort. This amount, $\$1,080,000.00 - \$191,235.00 \div 3$, or \$296,255.00.

5. All of the materials and labor furnished and delivered by the Claimant were used in Court testimony in Judge Nowicki's Courtroom in a case against the Athenaeum, then leaseholder at 6 North Michigan Avenue. The last of the architectural work was performed on January 24, 2000.

6. For the above, after allowing to the owner all just credits, deductions and set-offs, the Claimant is owed \$551,943.00. This amount was established as follows:

a) Work Completed	\$191,235.00
b) Expenses	\$52,000.00
c) Contracted Profit	<u>\$296,255.00</u>
	\$551,943.00

(See attached Exhibits for a detailed accounting of (a) and (b) above.)

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7. Phillip Kupritz, Formwork, Inc. and K2 Architects, Inc. claim a lien on the above-described premises and all improvements, against all persons interested in it, for \$551,943.00, according to the statute.

Respectfully submitted,

PHILLIP KUPRITZ, FORMWORK, INC. and
K2 ARCHITECTS, INC.

By: Kevin S. Besetzny
One of Their Attorneys

David A. Novoselsky
Kevin S. Besetzny
DAVID A. NOVOSELSKY & ASSOCIATES
120 North LaSalle Street, Suite 1400
Chicago, Illinois 60602
(312) 346-8930
Attorney No. 24578

Dated: May 23, 2000

FORMWORK INC. UNOFFICIAL COPY

1900 South Clark Street #1 Chicago, IL 60616 312.225.5363 / FAX312.225.5390

Summary of work performed and direct expenses incurred by K2 per agreement between Camelot and Formwork dated August 27, 1999

a. LAKEFRONT REVIEW: colored building exteriors, application data; building plans

60 hours @ \$50 / hr =	\$3000.00
8 Hours @ \$100 / hr =	<u>\$800.00</u>
	\$3800.00

b. CASE AGAINST ATHENAEUM; preparation of separate set of demolition documents with calculation of % of demolition & court testimony and preparation of court testimony

Document preparation 50 Hours @ \$ 50 / hr	\$2500.00
Prep/ Testimony 8 Hours @ \$ 100/ hr	\$800.00
Court testimony 8 Hours @ \$200/ hr	\$1600.00
	<u>\$4900.00</u>

c. PRELIMINARY BIDDING/ SCOPE PRICING, document preparation, contractor meetings

35 hours @ \$50/ hr	\$1750.00
20 Hours @ \$100/ hr	<u>\$2000.00</u>
	\$3750.00

d. ARCHITECTURAL SERVICES PER AIA STANDARD CONTRACT: With \$627,000 fee

Schematic Design	20%	100%	\$125,400.00
Design Development	10%	---	
Construction Doc's, Architectural	35%	30%	\$ 65,835.00
Construction Doc's, Mechanical	25%	---	
Field Supervision	5%	---	
Buyer Changes	5%	---	
			<u>\$191,235.00</u>

NOTE: If architectural fees were \$1,080,000.00 then this work would be \$329,400.00

e. Expenses \$52,000.00

Total a thru e \$255,685.00

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Exhibit (a)

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FORMWORK INC.

1900 South Clark Street Suite 100 Chicago, IL 60616 312.226.5363 / FAX 312.226.5390

December 20, 1999

EXPENSE SUMMARY

<u>A. VENDORS</u>	<u>CONTRACT</u>	<u>PAID TO DATE</u>	<u>DUE NOW</u>
1. Appraisal Research-Market Survey & Report	\$ 15,114.00	\$ 7,350.00	\$ 7,764.00
2. Aqua Terra Phase I	1,700.00	850.00	850.00
3. Aqua Terra/ Property Condition	1,800.00	900.00	900.00
4. Legal/Property Purchase Neal Gerber & Eisenberg	T & M	11,490.00	2,963.25
5. Survey/ Chicago Guarantee	2,194.00	2,194.00	---
6. Legal/Lakefront Review	5,000.00 Retainer	---	5,000.00
7. Earnest Money	---	25,000.00	---
8. Reproduction Costs Kinko, Mossner, etc.	Open	1,000.00	---
9. Financing: B.F.C.; Florida	---	3,000.00	---
		\$51,751.50	\$17,477.25

10. *Reproduction of Structural Drawings*

259.80
\$ 52,011.30

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Exhibit (b)

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STATE OF ILLINOIS)

) ss

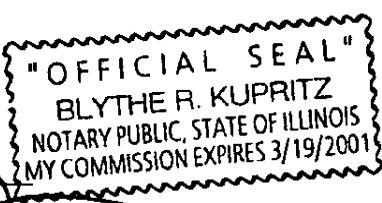
COUNTY OF COOK)

Phillip Kupritz, on oath states that he is the claimant; that claimant has read the attached claim for lien and knows its contents, and that the statements contained in it are true.

Phillip Kupritz

Subscribed and sworn to before me
this _____ day of May, 2000.

Blythe R. Kupritz
Notary Public



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