

# UNOFFICIAL COPY



Doc#: 0325811576  
Eugene "Gene" Moore Fee: \$21.00  
Cook County Recorder of Deeds  
Date: 09/15/2003 04:25 PM Pg: 1 of 7

## Original Contractor's Claim for Lien, pursuant to 770 ILCS 60/1 et seq.

STATE OF ILLINOIS            )  
  )        ss.  
COUNTY OF COOK            )

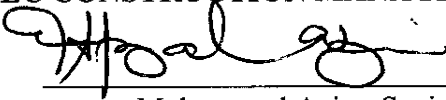
The lien claimant, **AMEC Construction Management, Inc.** (formerly known as Morse Diesel International, Inc.), of Chicago, County of Cook, State of Illinois, hereby files notice and claim for lien against **Fordham 25 E. Superior LLC**, a Delaware Limited Liability Company doing business in Chicago, County of Cook, State of Illinois and **Michael Hoffman** (hereinafter referred to as "Owners") and **Clairborne Fordham Tower, LLC, a Delaware Limited Liability Company, and LaSalle Bank National Association, a national banking association**, (hereinafter referred to as "Lenders"), **The Fordham Condominium Association, individually and as representative of each and every unit owner, Unicom Thermal Technologies, Inc., Huen Electric, Inc., Gate Bluegrass Precast, Inc., Harmon, Inc., d/b/a Service Glass Company, Fordham/ICD Superior, LLC, Fordham Superior Management, LLC, The Fordham Company, Benchmark Drywall and Acoustic, Inc., and all unknown owners and non-record Claimants**, and any person claiming an interest in the real estate as hereinafter described by, through, or under the Owners, and states:

- (1) That on October 4, 2000, Fordham 25 E. Superior L.L.C. owned the following described land in the County of Cook, State of Illinois, to-wit: (See Exhibit "A" attached hereto), commonly known as 25 East Superior, Chicago, IL, having the following permanent index numbers: **17-10-103-004, 005, 006, 007, 008, 012, 013, 014, 015, and 018.**
- (2) That on October 4, 2000, lien claimant, AMEC Construction Management, Inc., entered into a Contract with the apparent record Owner, **Fordham 25 E. Superior L.L.C., or alternatively, with The Fordham Company, an Illinois Corporation, who was the Owner's authorized agent or was knowingly permitted by the Owner to enter into the Contract**, to provide construction management services and also to furnish materials and labor for the construction of the retail, garage, townhome and condominium components of the 51 story building (the "Project") on the Property in the amount of \$98,910,000.
- (3) At the request and initiative of the Owner, AMEC Construction Management, Inc furnished extra and additional work on the Project, thereby increasing its total contract value to \$117,042,743.
- (4) AMEC Construction Management, Inc. substantially completed work on the Project on May

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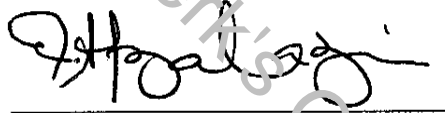
15, 2003, and after allowing Owner all credits and payments, on account thereof, there remains due, unpaid and owing to AMEC, including all extras, the sum of \$111,404 for work performed by AMEC on **Unit 4103**, including the Owner's allocable share of the amount due AMEC for work performed on the common elements of the Property in accordance with the percentages of ownership listed in the Declaration of Condominium, recorded as Document No. 0021328830 with the Cook County Recorder of Deeds on December 3, 2002, and all subsequent Amendments thereto, as set forth in **Exhibit B** attached hereto, for which, AMEC Construction Management, Inc. does hereby exercise its rights under the Illinois Mechanic's Lien Act and the laws of the State of Illinois and seeks said sum, including costs, attorneys' fees, and interest at the statutory rate of ten percent (10%) per annum, and claims a lien on said land and improvements.

**AMEC CONSTRUCTION MANAGEMENT, INC.**

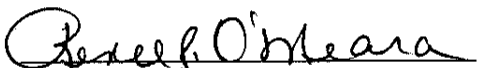
By:   
Muhammad Azim, Senior V.P.

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

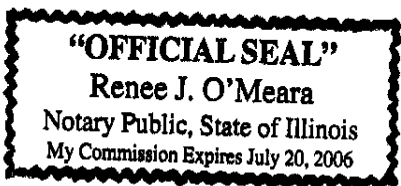
The affiant, Muhammad Azim, being first duly sworn on oath, deposes and says that he is a Senior Vice President of AMEC Construction Management, Inc., the claimant, that he has read the foregoing notice and claim for lien and knows the contents thereof, and that, on information and belief, all the statements therein contained are true.

  
Muhammad Azim, Senior V.P.

SUBSCRIBED AND SWORN TO  
before me this 15<sup>th</sup> day of September, 2003

  
Notary Public

*This instrument prepared by: Muhammad Azim, AMEC Construction Management, Inc., 125 S. Wacker Drive, Chicago, IL 60606*



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## EXHIBIT A

### PARCEL A:

UNIT 4103 IN THE FORDHAM CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

#### PARCEL 1:

THAT PART OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK BEING THE SOUTHWEST CORNER OF SUPERIOR AND CASS STREETS; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK BEING THE WEST LINE OF CASS STREET 106 FEET TO AN ALLEY; THENCE WEST 51 FEET; THENCE NORTH 106 FEET TO THE NORTH LINE OF SAID BLOCK 48, BEING THE SOUTH LINE OF SUPERIOR STREET; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK, 51 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 1, 2 AND 3 IN RIGHT REVEREND A. O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOT 4 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

LOT 6 IN O. REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 5:

THE WEST 25 FEET OF THE EAST 101 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 6:

THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PART LYING NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 7:

THE EAST 25 FEET OF THE WEST 150 FEET OF THAT PART NORTH OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

LOT 5 IN O.REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOT 7 IN O.REGAN'S SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO OF PART OF THE FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

THE WEST 25 FEET OF THE EAST 76 FEET OF THE NORTH 106 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 11:

ALL THAT PART OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 THROUGH 7, INCLUSIVE, (EXCEPT THE WEST 20 FEET THEREOF) IN RT. REV. ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT FROM ALL THE ABOVE, TAKEN AS A TRACT, THE WEST 20 FEET OF LOT 7, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF, IN RT. REVEREND ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2002, DOCUMENT NUMBER 0021328830, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE AS OF THE 3RD DAY OF DECEMBER, 2002 BY FORDHAM 25 E. SUPERIOR L.L.C. DOCUMENT NUMBER 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

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PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-10,P-11, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-449, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES AND GRANTEEES' SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

CITY OF CHICAGO

CITY TAX



JUN.-6.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0800005469

REAL ESTATE TRANSFER TAX
16503.75
FP326675

STATE OF ILLINOIS

STATE TAX



JUN.-6.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000005832

REAL ESTATE TRANSFER TAX
02200.50
FP326703

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUN.-6.03

REVENUE STAMP

# 0000003697

REAL ESTATE TRANSFER TAX
01100.25
FP326657

**UNOFFICIAL COPY****EXHIBIT B**

**FORDHAM TOWER**  
As Of September 15, 2003

UNIT #	UNIT SF	SQUARE FOOT ALLOCATED AMOUNT DUE FOR WORK IN UNIT	ALLOCATED AMOUNT DUE FOR WORK IN UNIT(1)	PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS(2)	TOTAL COMMON ELEMENTS VALUE DUE(3)	ALLOCATED AMOUNT DUE FOR COMMON ELEMENTS(4)	TOTAL LIEN AMOUNT AGAINST UNIT(5)
4103	2,525	\$29,2923	\$73,963	1.1524%	3,249,001	37,441	111,404

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## FORDHAM TOWER CONDO UNITS as of September 15, 2003

### NOTES

- (1) This amount represents the amount due AMEC for work performed in the individual unit (square ft. multiplied by cost per square foot).
- (2) The percentage of ownership of the common elements was taken from the "Third Amendment to Declaration of Condominium," recorded with the Cook County Recorder of Deeds on March 3, 2003, as Document No. 0030302246.
- (3) This amount represents the total amount due AMEC for work performed on the condominium's common elements.
- (4) This amount represents each individual condominium unit's percentage of ownership of the common elements multiplied by the total amount due AMEC for work performed on the common elements.
- (5) This amount is the total lien amount claimed by AMEC against the respective condominium unit.

Property of Cook County Clerk's Office