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Doc#: 0332427053

Eugene "Gene" Moore Fee: \$20.00 Cook County Recorder of Deeds Date: 11/20/2003 10:35 AM Pg: 1 of 6

#### Partial Release of Mechanics Lien

STATE OF ILLINOIS SS. COUNTY OF COOK

Pursuant of and in compliance with the Mechanics Lien Act, (770 ILCS 60/1 et seq.) and for good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, AMEC Construction Management, Inc., does hereby acknowledge partial satisfaction of and partially releases the claim for lien against Fordham 25 E. Superior L.L.C., a Delaware Limited Liability Company doing business in Chicago, County of Cook, State of Illinois, (hereinafter referred to as "Owner") and Clairborn Fordham Tower, LLC, a Delaware Limited Liability Company, 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., 3/1/2 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 Owner on the following described property, to wit:

#### SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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, which claim for lien was filed in the office of the recorder of deeds on September 15, 2003 as document number 0325835380 in Cook County, Illinois.

The Original Contractor's Claim for Lien shall remain in the amount of \$119,159.33 and apportioned as identified on attached Exhibit B.

AMEC CONSTRUCTION MANAGEMENT, INC

Mulammad Azim, Senior Vice President

SUBSCRIBED AND SWORN TO before me this day of

October, 2003.

FOR THE PROTECTION OF THE OWNER, THIS FINAL RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.

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

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0332427053 Page: 2 of 6

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TRACT 1: {{11 PARCEL LEGAL DESCRIPTION ATTACHED}} EXCEPT THAT PORTION OF THE PROPERTY DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING PROPERTY AND ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 20%2 AS DOCUMENT NUMBER 0021328830, AS AMENDED FROM TIME TO TIME.

TRACT 2: UNITY \$06, 1001, 11A, 11B, 11C, 11D, 11E, 11F, 1601, 1802, 1803, 1905, 2003, 2102, 2205, 2402, 2601, 2604, 2606, 2901, 3205, 3405, 3501, 3504, 4102, 4202, 4402, 4501, 4601, 4602, 4701, 4702, 4801, 4802, 4901, 4902, 5001 IN THE FORDHAM CONDOMINIUM AS DELINEATED AND DEFINED ON PLAT OF SURVEY OF PART OF THE FOLIOWING DESCRIBED PARCEL OF REAL ESTATE:

{{11 PARCEL LEGAL DESCRIPTION ATTACHED}}

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

TRACT 3: EASEMENT FOR BENEFIT OF UNITS DESCRIBED IN PARCEL 2 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE AS OF THE 13<sup>TH</sup> DAY OF NOVEMBER, 2002 BY FORDHAM 25 E. SUPERIOR, LLC, RECORDED DECEMBER 3, 2002 AS DOCUMENT 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE ENCROACHMENTS AND USE OF THE 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.

0332427053 Page: 3 of 6

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#### 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 1, 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, 107 NSHIP 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 ME (ID) AN, 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, 1121 VOIS.

#### PARCEL 6:

THE WEST 50 FEET OF THE EAST 151 FEET OF THAT PART LYING NCALL 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 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 OREGAN'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.

0332427053 Page: 4 of 6

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#### PARCEL 9:

LOT 7, IN O.REGAN'S SUBDIVISION TO 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 1 191,00GH 7, INCLUSIVE, (EXCEPT THE WEST 20 FEET THEREOF) IN RT. REV. ANTHONY O. REJAMS (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZI 32 ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOW: 451,12 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLENOIS.

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

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# **EXHIBIT B**

# FORDHAM TOWER As Of September 15, 2003

3		SQUARE FOOT	ALLOCATED	PERCENTAGE	TOTAL	ALLOCATED	1	
# LINO	UNIT SF	ALLOCATED AMOUNT	AMOUNT DUE	OF OWNERSHIP	COMMON	AMO N DUE	AMOUNT	REVISED LIEN AMOUNT
		DUE FOR WORK IN	UNIT	OF COMMON ELEMENTS	VALUE DUE	COMMON	AGAINST UNIT	
		UNIT	004	40000	10000	6 105	35 033	1 470 37
1001	1,005	\$29.2923	\$29,438	0.1999%	5,244,001	0,400	45 743	1 470 37
806	1,313	\$29.2923	\$38,461	0.2241%	3,249,001	182,7	45,742	1,470.57
1601	1,460	\$29.2923	\$42,767	0.2939%	1,249,001	9,549	52,316	1,470.37
1802	1,575	\$29.2923	\$46,135	0.3151%	3,249,001	10,238	56,373	1,470.37
1803	1,265	\$29,2923	\$37,055	0.2526%	3,249,001	8,207	45,262	1,470.37
2601/04	2.610	\$29.2923	\$76,453	0.5733%	3,249,001	18,646	660'56	1,470.37
2102	1.575	\$29,2923	\$46,135	0.3272%	3,249,001	10,631	992'99	1,470.37
2402	1.575	\$29.2923	\$46,135	J 3394%	3,249,001	11,027	57,162	1,470.37
2003	1.265	\$29.2923	\$37,055	0.2526%	3,249,001	8,207	45,262	1,470.37
1905	1.500	\$29.2923	\$43,938	0.3030%	3,249,001	9,844	53,783	1,470.37
2205	1,500	\$29,2923	\$43,938	0.3151%	3,249,001	10,238	54,176	1,470.37
2606	1.975	\$29.2923	\$57,852	0.4158%	3,249,001	13,509	71,362	1,470.37
2901/03	2.610	\$29.2923	\$76.453	0.6172%	3,249,001	20,053	905'96	1,470.37
3501/03	2,610	\$29.2923	\$76,453	0.6605%	3,249,001	21,460	97,913	1,470.37
3205	2.060	\$29.2923	\$50,342	0.4728%	3,249,001	15,361	75,703	1,470.37
3405	2,060	\$29.2923	\$60,342	0.4728%	3,249,001	15,361	75,703	1,470.37
3504/05	3.790	\$29.2923	\$111,018	0.9456%	3,249,001	30,723	141,740	1,470.37
4102	2 525	\$29.2923	\$73,963	0.8339%	3,249,001	27,093	101,056	1,470.37
4202	2,610	829 223	\$76,453	0.8339%	3,249,001	27,093	103,546	1,470.37
4402	4.070	\$8.9.7.6	\$36,364	1.3281%	3,249,001	43,150	79,514	1,470.37
4504	4 797	\$8 9346	\$42,859	1.3040%	3,249,001	42,367	85,226	1,470.37
4604	3.778	\$8 9346	\$33,755	1.2435%	3,249,001	40,401	74,156	1,470.37
000	7 222	CO 0346	£38 705	1 5061%	3 249 001	48.933	87,638	1,470.37
4002	4,332	40.30±0	, , , , , , , , , , , , , , , , , , ,					

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# **EXHIBIT B**

# FORDHAM TOWER As Of September 15, 2003

		SQUARE		DEBCENTAGE		0.1 A		
UNIT SF	-	ALLOCATED AMOUNT	ALLOCATED AMOUNT DUE	PERCENTAGE OF OWNERSHIP	TOTAL COMMON	AMOUNT DUE FOR	TOTAL LIEN AMOUNT	REVISED LIEN
		DUE FOR WORK IN	TOK WORK IN	OF COMMON ELEMENTS	VALUE DUE	COMMON	AGAINST UNIT	
2 275		\$8 9346	\$30 154	1.4141%	3.247 1001	45,944	16,098	1,470.37
2,275		\$8 0346	30 154	1 1814%	3,249,001	38,384	68,538	1,470.37
, 4		\$8 9346	\$30,530	1.3258%	2,249,001	43,075	73,605	1,470.37
2,17	- <	\$8 9346	\$28 716	1.3831%	3,249,001	44,937	73,653	1,470.37
2,611	٠ -	\$8 9346	\$26,991	1.4387%	3,249,001	46,730	73,722	1,470.37
3,027	. Σ	\$8 9346	\$26,991	1.19,1%	3,249,001	38,959	65,950	1,470.37
6,021 6,128	- α - α	\$8 9346	\$54,751	2.2755%	3,249,001	73,931	128,682	1,470.37
5	۰ ز	) )	· · ·	3.908%	3.249,001	29,559	29,559	1,470.37
		ı	•	1.1428%	3,249,001	37,130	37,130	1,470.37
	,	•	1	0.8339%	3,249,001	27,093	27,093	1,470.37
	,	•		1.1827%	3,249,001	38,426	38,426	1,470.37
		ı		1.2045%	3,249,001	39,134	39,134	1,470.37
		'		1.2972%	3,249,001	42,146	42,146	1,470.37
216 343	43	\$10.33147	\$2 735,141	0.0000%	0	0	2,235,141	64,755.64
14,000	200	\$9.29829	\$130,176	0.0000%	0	0	130,176	1,470.37
-			\$3,825,675	30.8192%		\$1,001,316	\$4,826,991	\$119,159.33