

Prepared by and after  
recording return to:  
Steven P. Rouse, Esq.  
Menges & Molzahn, LLC  
20 N. Clark #2300  
Chicago, IL 60602



Doc#: 0411134096  
Eugene "Gene" Moore Fee: \$18.50  
Cook County Recorder of Deeds  
Date: 04/20/2004 02:39 PM Pg: 1 of 3

**PARTIAL  
RELEASE OF  
MECHANICS LIEN**

C-1.6 AMEC

WHEREAS, the undersigned, Otis Elevator Company, ("Otis") as subcontractor, recorded that certain Mechanics Lien, dated the 25<sup>th</sup> day of April, 2003 and recorded as Document Number 0312627089 on May 6, 2003 by the Cook County Recorder of Deeds, in the State of Illinois, ("Lien") against that certain property located at 131 South Dearborn, Chicago, Illinois and described in Exhibit A. ("Property")

WHEREAS, pursuant to the Lien the following are owners of the Property (hereinafter defined); Dearborn Center, LLC, and Prime Group Realty Trust, LLC.

WHEREAS, pursuant to the Lien, the following are Mortgagees of the Property; LaSalle Bank, N.A., Bayerische Hypo-und Vereinsbank, AG, and the City of Chicago.

WHEREAS, pursuant to the Lien, Bank One, NA is the tenant of the Property and AMEC Construction Management, Inc. ("AMEC") is the contractor, of the Property.

WHEREAS, Otis Elevator as subcontractor and claimant was employed by AMEC and to whom claimant furnished labor, services, equipment and/or materials for the Property.

WHEREAS, the original amount of the Subcontract was Eight Million Seven Hundred Ninety-Five Thousand Dollars (\$8,795,000.00) however, after numerous change orders the adjusted amount of the Subcontract was Ten Million Seven Hundred Seventy Thousand Dollars (\$10,770,000.00).

WHEREAS, Otis also recorded a Mechanics Lien in the amount of Four Hundred Eleven Thousand Eight Hundred Seventy-Eight Dollars (\$411,878.00) and recorded a Partial Release of Mechanics Lien with a remaining balance of Three Hundred Fifty-Six Thousand Eight Hundred Seventy-Eight Dollars (\$356,878.00).

WHEREAS, AMEC has paid Otis Ten Million Four Hundred Ninety-One Thousand Eight Hundred Seventy-Two Dollars (10,491,872.00).

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Lots 5, 6, 7 and that Part of Lot 8, Lying East of the East Line of Dearborn Street (excepting therefrom the North 9.00 feet of said Lots taken for alley) in Block 141 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 131 South Dearborn, Chicago, Illinois

Pin No.'s: 17-16-213-012-0000; 17-16-213-013-0000;  
17-16-213-014-0000; and 17-16-213-015-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

WHEREAS, on August 28, 2003 AMEC paid Otis One Hundred Thousand Dollars (\$100,000.00) and Otis subsequently recorded a Partial Release of Mechanics Lien with a remaining balance due of One Hundred Seventy-Eight Thousand One Hundred Twenty-Eight Dollars (\$178,128.00)

WHEREAS, on September 10, 2003 AMEC paid Otis One Hundred Thousand Dollars (\$100,000.00) and Otis subsequently recorded a Partial Release of Mechanics Lien with a remaining balance due of Seventy-Eight Thousand One Hundred Twenty-Eight Dollars (\$78,128.00).

WHEREAS, on March 9, 2004 AMEC paid Otis Thirty-Five Thousand Dollars (\$35,000.00).

WHEREAS, a total of Forty-Three Thousand One Hundred Twenty-Eight Dollars (\$43,128.00) will remain due and payable

NOW THEREFORE, in consideration of AMEC's payment in the amount of Thirty-Five Thousand Dollars (\$35,000.00) Otis partially releases AMEC and the Property from Otis' original Lien claim in the amount of Four Hundred Seventy-Eight Thousand Dollars (\$478,000.00) plus interest, costs and fees.

Otis is only providing a Partial Release of Lien because it has not been paid in full.

The remaining amount now presently due, owing and payable to Otis (after payment of the Thirty-Five Thousand Dollars (\$35,000.00) on March 9, 2004) by AMEC is Forty-Three Thousand One Hundred Twenty-Eight Dollars (\$43,128.00).

This Partial Release of Mechanics' Lien consisting of Two (2) pages and Exhibit A is executed on this 31<sup>st</sup> day of March, 2004.

OTIS ELEVATOR COMPANY

**Kyle Franzen**  
General Manager

By:  
Its:

State of Illinois  
County of Cook

Subscribed and Sworn to before me on this 31<sup>st</sup> day of March, 2004

  
Notary Public

My commission expires on 1-25-07.

