# C 103-13 June

### **UNOFFICIAL COPY**



Doc#: 0415332127

Eugene "Gene" Moore Fee: \$34.50

Cook County Recorder of Deeds

Date: 08/01/2004 03:14 PM Pg: 1 of 8

#### Partial Release of Mechanics Lien

STATE OF ILLINOIS	)	
	)	SS
COUNTY OF COOK	)	

Pursuant to 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., And Service Glass Company, Fordham/ICD Superior, LLC, Fordham Superior Management, LLC, the Fordham Company, Benchmark Drywall and Acoustic, Inc., and all unknown owners an I 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 013, 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 \$14,056.00 and apportioned as identified on attached Exhibit B.

AMEC CONSTRUCTION MANAGEMENT, TVC

Muhammad Azim, Senior Vice President

SUBSCRIBED AND SWORN TO before me this **28**th day of

before me this 28<sup>th</sup> day April 16th April 1

Notary Public

"OFFICIAL SEAL"

PUBLIC STATE OF LISA J. ROMANELLI COMMISSION EXPRES 12/07/06

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

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

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### **UNOFFICIAL COPY**

#### **EXHIBIT A**

#### PARCEL A:

#### 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, ILLEVOIS.

#### 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:

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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.

#### PARCEL 7:

THE EAST 25 FZET 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.

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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 PENEFIT 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.

#### PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-910, 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-404, A LIMITED COMMON ELEMENT, AS DELIMENTED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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# **EXHIBIT B**

# FORDHAM TOWER As Of September 15, 2003

							_	
# LIND	UNIT SF	SQUARE FOOT ALLOCATED AMOUNT DUE FOR WORK IN	ALLOCATED AMOUNT DUE FOR WORK IN UNIT	PERCENTAGE OF OWNERSHIP OF COMMON ELEMENTS	TOTAL COMMON ELEMENTS VALUE DUE	ALLOCATED AMCUNT DUE FOR COMMON	TOTAL LIEN AMOUNT AGAINST UNIT	REVISED LIEN AMOUNT
1001	1,005	\$29.2923	\$29,439	0.1999%	3,2 49,007	6,495	35,933	197.50
806	1,313	\$29.2923	\$38,461	0.2241%	3,2,19,001	7,281	45,742	197.50
1601	1,460	\$29.2923	\$42,767	0.2939%	749,001	9,549	52,316	197.50
1802	1,575	\$29.2923	\$46,135	0.3151%	3,249,001	10,238	56,373	197.50
1803	1,265	\$29.2923	\$37,055	0.2526%	3,249,001	8,207	45,262	197.50
2601/04	2,610	\$29.2923	\$76,453	0.5739%	3,249,001	18,646	660'56	197.50
2102	1,575	\$29.2923	\$46,135	0.5772%	3,249,001	10,631	99,766	197.50
2402	1,575	\$29.2923	\$46,135	0.3394%	3,249,001	11,027	57,162	197.50
2003	1,265	\$29.2923	\$37,055	0.2526%	3,249,001	8,207	45,262	197.50
1905	1,500	\$29.2923	\$43,938	0.3030%	3,249,001	9,844	53,783	197.50
2205	1,500	\$29.2923	\$43,938	0.3151%	3,249,001	10,238	54,176	197.50
2606	1,975	\$29.2923	\$57,852	0.4158%	3,249,001	13,509	71,362	197.50
2901/03	2,610	\$29.2923	\$76,153	0.6172%	3,249,001	20,053	96,506	197.50
3501/03	2,610	\$29.2923	\$78,453	0.6605%	3,249,001	21,460	97,913	197.50
3205	2,060	\$29.2923	\$50,342	0.4728%	3,249,001	15,361	75,703	197.50
3405	2,060	\$29.2923	\$60,342	0.4728%	3,249,001	15,361	75,703	197.50
3504/05	3,790	\$29.2923	\$111,018	0.9456%	3,249,001	30,723	141,740	197.50
4102	2,525	\$29.2923	\$73,963	0.8339%	3,249,001	27,093	101,056	197.50
4202	2,610	\$29.2923	\$76,453	0.8339%	3,249,001	27,093	103,546	197.50
4402	4,070	\$8.3043	\$36,364	1.3281%	3,249,001	43,150	79,514	197.50
4501	4,797	\$8.9346	\$42,859	1.3040%	3,249,001	42,367	85,226	197.50
4601	3,778	\$8.9346	\$33,755	1.2435%	3,249,001	40,401	74,156	197.50
4602	4,332	\$8.9346	\$38,705	1.5061%	3,249,001	48,933	82,638	197.50

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# **EXHIBIT B**

# FORDHAM TOWER As Of September 15, 2003

		SQUARE			:			
"NIL	UNIT SF	FOOT ALLOCATED AMOUNT	ALLOCATED AMOUNT DUE	PERCENTAGE OF OWNERSHIP	TOTAL COMMON	ALLOCATED AMO IN TOUE FOR	TOTAL LIEN AMOUNT	REVISED LIEN
		DUE FOR WORK IN UNIT		OF COMMON ELEMENTS	VALUE DUE	COMMON	AGAINST UNIT	
4701	3,375	\$8.9346	\$30,154	1.4141%	3,279,061	45,944	76,098	197.50
4702	3,375		30,154	1.1814%	3,249,001	38,384	68,538	197.50
4801	3,417	\$8.9346	\$30,530	1.3258%	<b>4,249,001</b>	43,075	73,605	197.50
4802	3,214	\$8,9346	\$28,716	1.3831%	3,249,001	44,937	73,653	197.50
4901	3,021	\$8.9346	\$26,991	1.4383%	3,249,001	46,730	73,722	197.50
4902	3,021	\$8.9346	\$26,991	1.199.%	3,249,001	38,959	65,950	197.50
5001	6,128	\$8.9346	\$54,751	2.27.55%	3,249,001	73,931	128,682	197.50
11A	•	•	1	0.90,98%	3,249,001	29,559	29,559	197.50
118	•	•	•	1.1428%	3,249,001	37,130	37,130	197.50
110	1	1	1	0.8339%	3,249,001	27,093	27,093	197.50
110	1	1	ľ	1.1827%	3,249,001	38,426	38,426	197.50
11E	1	•		1.2045%	3,249,001	39,134	39,134	197.50
11F	•	1		1.2972%	3,249,001	42,146	42,146	197.50
Garage Space	216,343	\$10.33147	\$2,235 141	0.0000%	0	0	2,235,141	6,748.00
Retail Area	14,000	\$9.29829	6430,176	0.0000%	0	0	130,176	197.50
TOTAL		Office	\$3,825,675	30.8192%		\$1,001,316	\$4,826,991	\$14,056.00