



Doc#: 0431303102  
Eugene "Gene" Moore Fee: \$20.50  
Cook County Recorder of Deeds  
Date: 11/08/2004 02:52 PM Pg: 1 of 6

CORRECTED

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS )  
COUNTY OF Cook ) ss:

Claimant, Tigerflow Systems, Inc. of 4034 Mint Way, Dallas, County of Dallas, State of TEXAS, hereby files a notice and claim for lien against Great Lakes Plumbing & Heating, 4521 W. Diversey Ave., Chicago, IL 60639, subcontractor, Bovis Lend Lease, Inc., One Wacker Dr., Chicago, IL 60606, contractor and John Buck 111 Wacker LLC, William Moody 111 Wacker LLC, Robert Chodos 111 Wacker LLC and John O'Donnell 111 Wacker LLC, all at One N. Wacker Dr., Ste. 2400, Chicago, IL 60606 (hereinafter referred to as "owners"), and states:

That on August 16, 2004 the owners owned the following described land in the County of Cook, State of Illinois, to wit:

PIN #s: 17-16-208-001; -002; -003; & -018; Ref. Deed No. 0030434827  
See attachd Legal Description of said property in Cook County, IL.

Address of premises: 111 South Wacker Drive, Chicago, IL 60606.

And Great Lakes Plumbing & Heating was the owner's contractor for the improvement thereof.

That on August 16, 2004 said contractor made a subcontract with claimant to furnish Tigerflow Sreies UTP-5000-VFD, UL/C-UL Listed Variable Speed Duplex Horizontal Submersible Can Turbine Booster System and related materials and/or labor for and in said improvement, and that on August 16, 2004 the claimant completed thereunder delivery of materials and/or furnishing of labor to the value of Forty Seven Thousand, Two Hundred Sixty Six and 00/100 (\$47,266.00) dollars.

That said owner, or the agent, architect or superintendent of owner: (a) cannot, upon reasonable diligence, be found in said county, or (b) does not reside in said county.

That said contractor is entitled to credits on account thereof as follows:

\$0.00

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leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of Forty Seven Thousand, Two Hundred Sixty Six and 00/100 (\$47,266.00) dollars, for which, with interest, the claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from the owner under said contract against said contractor and owner.

Tigerflow Systems, Inc.

BY:

ALLAN R. POPPER  
Attorney and agent for  
Tigerflow Systems, Inc.

STATE OF ILLINOIS, ss:  
COUNTY OF COOK

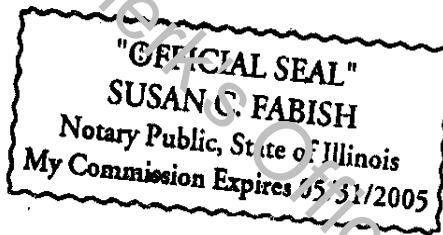
Affiant, ALLAN R. POPPER, being first duly sworn, on oath deposes and says that he is the attorney and agent of Tigerflow Systems, Inc., the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.

ALLAN R. POPPER  
Attorney and agent for  
Tigerflow Systems, Inc.

Subscribed and sworn to before me this 5th day of November, 2004.

*Susan C. Fabish*  
SUSAN C. FABISH, Notary Public

Prepared by: ALLAN R. POPPER  
POPPER & WISNIEWSKI  
120 W. Madison  
Suite 300  
Chicago, Illinois 60602



Mail to: POPPER & WISNIEWSKI  
120 W. Madison  
Suite 300  
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**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

LOTS 1 AND 2 AND LOT 5 (EXCEPT THE NORTH 1 FOOT OF LOT 5) IN OGDEN'S SUBDIVISION OF LOT 1 IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS A AND B IN J. V. FARWELL JR. RESUBDIVISION OF LOTS 3, 4 AND 6 AND THE NORTH 1 FOOT OF LOT 5, TOGETHER WITH VACATED ALLEY BETWEEN SAID LOTS 4 AND 6 AND EAST OF SAID LOTS 3 AND 6 IN OGDEN'S SUBDIVISION OF LOT 1 IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 2 (EXCEPT THE EAST 18 FEET THEREOF) IN BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE SOUTH 1/2 OF MONROE STREET NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED PROPERTY: LOT 1 IN OGDEN'S SUBDIVISION OF LOT 1 OF BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO, AND LOT 2 (EXCEPT THE EAST 18 FEET THEREOF) OF BLOCK 82 IN SCHOOL SECTION ADDITION TO CHICAGO ALL IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 4 AS CREATED BY THE ENCROACHMENT AND CONSTRUCTION EASEMENT AGREEMENT RECORDED JANUARY 6, 2003 AS DOCUMENT 0030023092 FOR THE PURPOSE OF INSTALLING, MAINTAINING, CLEANING, REPAIRING AND RESTORING BAY WINDOWS, FRIS, PANELS AND OTHER PERMANENT PROJECTIONS FROM THE NEW BUILDING LOCATED ON LAND AND FOR THE PURPOSE OF ACCESS FOR CLEANING, MAINTAINING, REPAIRING AND RESTORING OF OTHER PORTIONS OF SUCH NEW BUILDING OR SUBSEQUENT BUILDINGS; FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND RESTORING FOUNDATIONS AND CAISSONS FOR THE SUPPORT OF THE NEW BUILDING; FOR INGRESS AND EGRESS OVER, ACROSS AND THROUGH THE "MONROE <BLDG", LOCATED EAST AND ADJOINING LAND, TO AND FROM THE ROOFTOP EASEMENT AREA FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING AND RESTORING SUCH ASSEMBLIES AND RELATED IMPROVEMENTS AS MAY BE DEEMED NECESSARY; AND A TEMPORARY, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND EQUIPING THE <NEW BUILDING, THE USE OF THE ALLEY

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EASEMENT AREA AS A STAGING AREA FOR TRUCKS AND EQUIPMENT AND ANY OTHER RELATED PURPOSES FOR THE CONSTRUCTION OF IMPROVEMENTS ON LAND.

**PARCEL 6:**

EASEMENT FOR THE BENEFIT OF PARCELS 1 THROUGH 4 FOR LIGHT AND AIR AND UNOBSTRUCTED VIEW FOR A TERM ENDING ON THE EARLIER OF: A) THE INITIAL EXPIRATION DATE DEFINED IN THE OFFICE LEASE, OR B) THE DATE ON WHICH THE OFFICE LEASE TERMINATES, OVER AND ACROSS THE PROPERTY EAST AND ADJOINING AS CREATED BY THE EASEMENT AGREEMENT RECORDED OCTOBER 16, 2002 AS DOCUMENT 0021135113.

Commonly known as: 111 S. Wacker Drive, Chicago, Illinois

Property Index Numbers: 17-16-208-001-0000  
17-16-208-002-0000  
17-16-208-003-0000  
17-16-208-018-0000

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. TAXES FOR THE YEAR(S) 2002 AND 2003

2003 TAXES ARE NOT YET DUE OR PAYABLE.

NOTE: 2002 FINAL INSTALLMENT NOT YET DUE OR PAYABLE.

G 9. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 91075841, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

NOTE: THERE IS NO TAX DUE OR PAYABLE AT THIS TIME.

H 10. RIGHTS OF THE STATE OF ILLINOIS, THE CITY OF CHICAGO, AND THE PUBLIC AND THE ADJOINING OWNERS IN AND TO LAND BY REASON OF THE PUBLIC EASEMENT CREATED BY DEDICATION THEREOF FOR STREETS BY THE PLAT OF SCHOOL SECTION ADDITION TO CHICAGO RECORDED AUGUST 4, 1846 AS DOCUMENT 34645.

(AFFECTS PARCEL 4)

I 11. COVENANT AND AGREEMENT CONTAINED IN THE AGREEMENT RECORDED FEBRUARY 22, 2000 AS DOCUMENT 00128805 AND FIRST AMENDMENT TO AGREEMENT RECORDED FEBRUARY 16, 2001 AS DOCUMENT NUMBER 0010128297 THAT ANY BUILDING OR STRUCTURE CONSTRUCTED ON THE LAND SHALL BE SET BACK FROM ITS SOUTHERN PROPERTY LINE A MINIMUM OF 12 FEET; PROVIDED, HOWEVER, THIS SET-BACK RESTRICTION SHALL NOT APPLY TO THAT PORTION OF ANY BUILDING OR STRUCTURE CONSTRUCTED BELOW THE EXISTING GRADE OF SAID SOUTHERN PROPERTY LINE.  
(AFFECTS THE SOUTH 30 FEET OF PARCEL 3)

J 12. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE AGREEMENT RECORDED FEBRUARY 22, 2000 AS DOCUMENT 00128806, THAT ANY BUILDING OR STRUCTURE CONSTRUCTED ON THE LAND SHALL BE SET BACK FROM ITS SOUTHERN PROPERTY LINE NOT LESS THAN 12 FEET; PROVIDED HOWEVER, THIS SET-BACK RESTRICTION SHALL NOT APPLY TO THAT PORTION OF ANY BUILDING OR STRUCTURE CONSTRUCTED BELOW THE EXISTING GRADE OF SOUTH WACKER DRIVE. ALSO, NO BUILDING OR STRUCTURE SHALL BE ERRECTED ABOVE A HEIGHT OF 70 FEET ABOVE CHICAGO CITY DATUM OR 50 FEET ABOVE THE EXISTING GRADE OF SOUTH WACKER DRIVE, WHICHEVER IS GREATER, OVER THAT PORTION OF THE SUBJECT PROPERTY BOUNDED AS FOLLOWS: THE WEST PROPERTY LINE; A LINE 27 FEET NORTH OF AND PARALLEL TO THE SOUTH PROPERTY LINE; A LINE 30 FEET EAST OF AND PARALLEL TO THE WEST PROPERTY LINE; AND THE SOUTH PROPERTY LINE.

(AFFECTS ALL OF PROPERTY IN QUESTION)

L 14. TERMS AND PROVISIONS OF RIGHT OF FIRST OFFER IN FAVOR OF DELOITTE & TOUCHE (USA) LLC, WITH RESPECT TO THE OFFICE FLOORS OF THE ENTIRE BUILDING AS CONTAINED IN THE INSTRUMENT RECORDED OCTOBER 16, 2002 AS DOCUMENT NO. 0021135112.

30-13-4827

S 15. TERMS, PROVISIONS AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCELS 5 AND 6, CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS.

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X 7. LEASE MADE BY JBC FUND 111 WACKER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY TO DELOITTE & TOUCHE (USA), LLP, A DELAWARE REGISTERED LIMITED LIABILITY PARTNERSHIP DATED OCTOBER 15, 2002, A MEMORANDUM OF WHICH WAS RECORDED OCTOBER 16, 2002 AS DOCUMENT NO. 0021135112, DEMISING PORTIONS OF THE LAND FOR A TERM OF YEARS BEGINNING THE LATER OF JULY 1, 2005 OR THE DATE WHICH IS 90 DAYS AFTER THE DATE THAT LANDLORD DELIVERS PREMISES TO TENANT IN THE CONDITION REQUIRED UNDER LEASE AND ENDING DECEMBER 31, 2020 OR, IF COMMENCEMENT DATE IS NOT JULY 1, 2005, THE LAST DATE OF THE 186TH FULL CALENDAR MONTH FOLLOWING SUCH COMMENCEMENT DATE, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

Property of Cook County Clerk's Office

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