



**UNOFFICIAL COPY**

PIN: 14-32-313-047-0000

CKA: 1631 N. BOSWORTH AVENUE, CHICAGO, IL 60622

PARCEL 5:

LOTS 67 THROUGH 70 AND THE WEST 20.00 FEET OF LOT 71 IN BLOCK 2 IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

ALL THAT PART OF THE ORIGINAL EAST AND WEST 20 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 66 AND SOUTH LINE PRODUCED EAST TO THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 71 EXTENDED NORTH, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 67 THROUGH 71, BOTH INCLUSIVE, AND LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 20 FEET OF SAID LOT 71 EXTENDED NORTH, IN BLOCK 2 OF CHICAGO DISTILLERY COMPANY'S SUBDIVISIONS, AFOREMENTIONED, IN COOK COUNTY, ILLINOIS.

PIN: 14-32-313-035-0000

14-32-313-036-0000

14-32-313-037-0000

14-32-313-049-0000

CKA: 1520-1524 W. NORTH AVENUE, CHICAGO, IL 60622

2. Coffey entered into a contract on or about September 1, 2004 with North Avenue Gateway (the "Agreement") under which Coffey agreed to provide architectural services, including, but not limited to, schematic design, design development, development of construction documents and construction contract administration, for the construction of an auto dealership facility containing grade level retail and below grade parking on the Real Estate as requested by North Avenue Gateway in exchange for payment by North Avenue Gateway to Coffey for a negotiated fee.

3. The Agreement was entered into by North Avenue Gateway and the work was performed with the knowledge and consent of Owner. Alternatively, Owner authorized North Avenue Gateway to enter into agreements for the improvements of the Real Estate. Alternatively, Owner knowingly permitted North Avenue Gateway to enter into agreements for the improvement of the Real Estate.

4. Coffey continues to perform work under the Agreement.

5. To date, Coffey has received \$11,000.00 from North Avenue Gateway for work performed on the Real Estate.

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6. As of the date hereof, there is due, owing and unpaid to Coffey, after allowing all credits, the principal balance of Nine Hundred Seventy-Two Thousand Two Hundred Forty-Six Dollars and Sixty Cents (\$972,246.60), which principal amount bears interest from time to time on the principal amount outstanding at the interest rate of 10% per annum as provided by the Illinois Mechanics Lien Act, at the per diem rate of \$266.37. Coffey claims a lien on the Real Estate (including all land and improvements thereon) in the principal amount of \$972,246.60 plus interest at the rate stated above from the date the amounts first became due.

7. Coffey contends that neither apportionment nor allocation of Coffey's claim is required. To the extent that apportionment or allocation among the Parcels in the Real Estate is deemed to be required, Coffey states that the amount claimed as to each Parcel is as follows:

- A. With respect to Parcel 4, Coffey allocates or apportions 58% or \$563,903.02 of the principal amount of its total claim.
- B. With respect to Parcel 5, Coffey allocates or apportions 42% or \$408,343.58 of the principal amount of its total claim.

Dated: June 9, 2006

**DANIEL P. COFFEY & ASSOCIATES, LTD.**

By: 

Daniel P. Coffey, Principal

THIS DOCUMENT HAS BEEN PREPARED BY AND  
AFTER RECORDING SHOULD BE RETURNED TO:

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222 West Adams Street  
Suite 1800  
Chicago, IL 60606

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