



Doc#: 0728422089 Fee: \$20.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/11/2007 11:14 AM Pg: 1 of 6

THIS INSTRUMENT WAS PREPARED BY AND
AFTER RECORDING SHOULD BE RETURNED
TO:

John-Paul Lujan
Stein, Ray & Harris, LLP
222 West Adams Street, Suite 1800
Chicago, Illinois 60606
(312) 641-3700

ORIGINAL CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The claimant, **Solomon Cordwell Buenz & Associates, Inc.** with an address at 625 North Michigan Avenue, Suite 300, Chicago, Illinois 60611 ("Claimant"), hereby files its Original Contractor's Notice and Claim for Mechanics Lien and claims a mechanic's lien on the Real Estate (as hereinafter described) and against the interest(s) of **215 Developer, LLC**, an Illinois limited liability company with its principal place of business at 44 Minebrook Road, Colts Neck, NJ 07722 ("Owner"); **SFT I, Inc.**, with an address at 1114 Avenue of Americas, 27th Floor, New York, NY, 10036 ("Lender"); and against the interest(s) of any person or entity claiming or having an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant states as follows:

1. Since on or about September 7, 2005 and continuing thereafter, Owner owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois commonly known as Northwest Corner of Lake Street and Stetson, Chicago, Illinois, and legally described as follows:

See Legal Description attached as Exhibit A

The Real Estate Tax Identification Number is: 17-10-304-020-0000

2. On or about June 27, 2005, Claimant entered into a contract with Owner under which Claimant agreed to perform certain architectural/engineering services for the construction of a mixed used building containing hotel, residential and other improvements to the Real Estate in exchange for which Owner agreed to compensate the Claimant (the "Contract"). Claimant performed the foregoing services pursuant to the Contract to the extent and value of **Eight Million Six Hundred Ninety Three Thousand Six Hundred Seventy Four Dollars and Twenty Cents (\$8,693,674.20)**.

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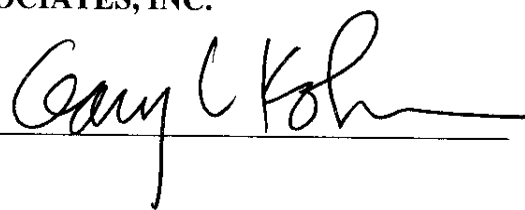
3. Claimant last performed services under the Contract (including any additional services) on June 22, 2007.

4. As of the date hereof, there is due, unpaid and owing to Claimant for services performed under the Contract, after allowing all credits, the principal and lienable sum of **Two Million Five Hundred Eighteen Thousand Nine Hundred and Five Dollars (\$2,518,905)** for which, with interest at the rate of 10% per annum, Claimant claims a lien on the Real Estate.

Dated: October 9, 2007

SOLOMON CORDWELL BUENZ &
ASSOCIATES, INC.

By: _____



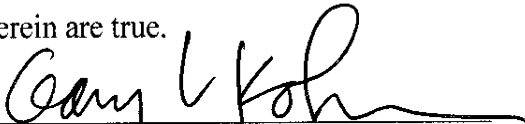
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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

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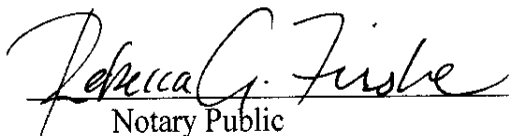
I, Gary Kohn, being first duly sworn, depose and state that I am the Senior Vice President of Solomon Cordwell Buenz & Associates, Inc. ("SCB") and that I am duly authorized to execute this Original Contractor's Notice and Claim for Mechanics Lien on behalf of SCB, that I have read the foregoing Original Contractor's Notice and Claim for Mechanic's Lien and know the contents thereof, and that the statements contained therein are true.



Gary L. Kohn

Title: Senior Vice President

Subscribed and sworn to before me
this 9th day of October, 2007.



Notary Public

"OFFICIAL SEAL"
REBECCA A. FRISKE
Notary Public, State of Illinois
My Commission Expires 05/01/08

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EXHIBIT A

Legal Description

PARCEL 1:

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian bounded and described as follows:

Beginning at the point of intersection of a line 241.00 feet, measured perpendicularly, East from and parallel with the East line of N. Beaubien Court, 50.00 feet wide, vacated by ordinance passed by the City Council of The City of Chicago on the 5th day of July, 1972 and recorded in the Recorder's Office of Cook County, Illinois on the 8th day of December, 1972, as Document Number 22152086, with the South line of E. South Water Street, 92.00 feet wide, as said E. South Water Street was dedicated by instrument recorded in said Recorder's Office on the 3rd day of May, 1972, as Document Number 21889519, and running thence East along said South line of E. South Water Street a distance of 136.50 feet, to an intersection with the West line of N. Stetson Avenue, 74.00 feet wide, as said N. Stetson was dedicated by instrument recorded in said Recorder's Office on the 26th day of March, 1984 as Document Number 27018355; thence South along said West line of N. Stetson Avenue (said West line being a line 377.50 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Beaubien Court) a distance of 297.673 feet to the Northeast corner of Parcel "K" in "Plat of Mid-America," a resubdivision of the Prudential and Illinois Central Subdivision (which resubdivision was recorded in said Recorder's Office on the 20th day of November, 1957, in book 504 of plats at Pages I to 11, both inclusive, as Document Number 17069914); thence West along the North line of said Parcel "K" a distance of 136.50 feet to an intersection with said line 241.00 feet, measured perpendicularly, East from and parallel with said East line of vacated N. Beaubien Court; and thence North along said parallel line a distance of 297.673 feet to the point of beginning, in Cook County, Illinois.

PARCEL 2:

The property and space lying above and extending upward from the inclined planes establishing the upper limits of the land, property and space dedicated for E. South Water Street, 92.00 feet wide, by instrument recorded in the Recorder's Office of Cook County, Illinois, on the 3rd day of May, 1972, as Document Number 21889519, and lying within the boundaries, projected vertically upward from the surface of the Earth of that part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago being the whole of the Southwest Fractional Quarter of Section 10, Township 39

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North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the South line of said E. South Water Street, 92.00 feet wide, with a line 241.00 feet, measured perpendicularly, East from and parallel with the East line of that part of N. Beaubien Court, 50.00 feet wide, vacated by Ordinance passed by the City Council of The City of Chicago on the 5th day of July, 1972, and recorded in said Recorder's Office on the 8th day of December, 1972, as Document Number 22152086; and running thence North along said parallel line, and along a Northward extension thereof, a distance of 25.34 feet to an intersection with a line 20.66 feet, measured perpendicularly, South from and parallel with the center line of said E. South Water Street, 92.00 feet wide, thence East along said parallel line a distance of 136.50 feet to an intersection with a Southward extension of the West line of N. Stetson Avenue, 74.00 feet wide, as said N. Stetson Avenue was dedicated by said instrument recorded in said Recorder's Office on the 3rd day of May, 1972, as Document Number 21889519; thence South along said Southward extension of said West line of N. Stetson Avenue a distance of 25.34 feet to an intersection with the said South line of E. South Water Street; and thence West along said South line of E. South Water Street, a distance of 136.50 feet to the point of beginning, in Cook County, Illinois.

PARCEL 3:

Perpetual right and easement for the benefit of Parcels 1 and 2 to place, maintain and repair (and to replace if destroyed) the structure, foundations and supports at the approximate locations within dedicated East South Water Street as shown and described on Sheet 2 of plat of dedication dated April 14, 1972 made by Illinois Central Railroad Company, recorded May 3, 1972 as Document Number 21889519, as:

- (1) Reserved in plat of dedication recorded as Document Number 21889519; and
- (2) Conveyed by deed dated October 7, 1976 and Recorded October 7, 1976 as Document Number 23665777, made by Illinois Central Gulf Railroad Company, a corporation of Delaware, to American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust No. 75802; and
- (3) Conveyed by deed dated October 6, 1977 and recorded October 11, 1977 as Document Number 24141633, made by Illinois Central Gulf Railroad Company to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, in Cook County, Illinois.

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PARCEL 4:

Easements as created by Boulevard Towers Easements, Reservations Covenants and Restrictions by and among American National Bank and Trust Company of Chicago as Trustee under Trust No. 46448, American National Bank and Trust Company of Chicago, as Trustee under Trust No. 55461, and American National Bank and Trust Company of Chicago as Trustee under Trust No. 75802, dated June 13, 1983 And Recorded June 29, 1983 As Document Number 26665607 For Parking, Pedestrian areas, Domestic Water Supply, Sprinkler and Fire Protection, Support, Minor Encroachments, Ground Water Drainage System and Energy Management System and as Amended by Amendment Of Boulevard Towers Easements, Reservations, Covenants And Restrictions Dated October 16, 1986 Recorded October 24, 1986 as Document Number 86496543.

PARCEL 5:

Slab Support Easement for the benefit of Parcels 1 and 2 created by Slab Support Easement dated November 15, 1979 and recorded December 5, 1979 as Document Number 25268635, made by Metropolitan Two Illinois Center in favor of American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75802, to utilize certain structures or property described therein to support structures on Parcels 1 and 2 in Cook County, Illinois.

PARCEL 6:

Reciprocal Easement for the use of the concourse level of "Two Illinois Center" as created by reciprocal easement agreement by and between Metropolitan Two Illinois Center and American National Bank and Trust Company of Chicago, as Trustee under Trust agreement dated June 11, 1971, as Trust No. 75802 and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1979, known as Trust No. 46448 dated February 2, 1982 and recorded February 3, 1982 as Document Number 26133433 in Cook County, Illinois.