## **UNOFFICIAL COPY**

STATE OF ILLINOIS ) ) ss COUNTY OF COOK )

Doc#: 0729160102 Fee: \$18.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 10/18/2007 04:21 PM Pg: 1 of 4

### CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The lien claimant, GUSTITUS GROUP, INC., and Illinois corporation, with an address of 2000 North Racine Avenue, Suite 4800, Chicago, Illinois, hereby files a claim for Mechanics Lien against the interests of the following entities:

AGORA MICHIGAN AVENUE LLC, an Illinois limited liability company with an address of 1229 W. George Street, Chicago, Illinois ("OWNER"), and

MOTOR ROW DEVELOPMENT CORPORATION, an Illinois corporation with an address of 1229 W. George Street, Chicago, Illinois ("TENANT"), and

FIRST BANK, a Missouri limited liability con pany ("LENDER"),

and any person or entity claiming an interest by, through, or under OWNER, TENANT, or LENDER in the premises, commonly known as 2301-2315 S. Michigan Avenue, Chicago, Cook County, Illinois, with a permanent tax numbers of 17-27-110-001-0000, 17-27-110-002-0000; 17-27-110-003-0000, and legally described as follows:

See Attached Exhibit "A"

and lien claimant states:

That on August 3, 2006, and subsequently, OWNER owned fee simple title to the Premises, including all land and improvements thereon.

That on or about August 4, 2006, the lien claimant made a contract with TENANT, for lien claimant to provide architectural and architectural related services, including but not limited to a condition survey with detailed evaluation and investigation of the condition of the exterior walls, identification of the types and extent of conditions of distress in exteriors walls, determination of the causes of distress, development of schematic repair recommendations, and preparation of construction documents for the sum of THIRTY ONE THOUSAND EIGHT

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HUNDRED AND FORTY DOLLARS 00/100 (\$31,840.00). OWNER knowingly permitted and consented to lien claimant's contract and lien claimant's work for the benefit of the Premises. In the alternative, TENANT acted as an agent of OWNER in contracting with lien claimant.

That the lien claimant last performed work on said Premises under said contract on December 29, 2006. Lien claimant completed all work required under the contract. Pursuant to the contract, lien claimant has completed all base contract work to the value of \$31,840.00, and extra work at the request of the OWNER and TENANT to the value of \$6,935.74, for a total of \$38,775.74 of work on the Premises. All of said work has been accepted by OWNER and TENANT and constitutes valuable improvements to the Premises.

That GWNER is entitled to receive credits on account of the above in the sum of FIFTEEN THOUSAND NINE HUNDRED SIXTY FIVE DOLLARS (\$15,965.00).

That the balance due and owing to the lien claimant is the sum of TWENTY TWO THOUSAND EIGHT JUNDRED TEN DOLLARS AND SEVENTY FOUR CENTS (\$22,810.74), for which amount, plus interest at the statutory rate of 10% per annum, and attorneys' fees, the lien claimant hereby claims a Mechanics Lien on said Premises, including all land and improvements thereon.

October <u>17</u>, 2007

GUSTITUS GROUP, IN two C

By:

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#### **AFFIDAVIT**

STATE OF ILLINOIS	)
	) ss
COUNTY OF COOK	)

Affiant, Delph Gustitus, being first duly sworn on oath, deposes and states, that he is principal of GUSTITUS GROUP, INC., the lien claimant, and that he has read the above and foregoing lien claim, that he has knowledge of the contents thereof, and the same are true.

Delph Gustitus

SUBSCRIBED and SWORN to

before me this 19th day of October, 2007.

Notary Public

OFFICIAL SEAL KARIN YUMPING NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES DEC. 13, 2009

PIN numbers:

17-27-110-001-0000; 17-27-110-002-0000; 17-27-110-003-0000

This document prepared by and after recording should be returned to:

Timothy A. Hickey HINSHAW & CULBERTSON 222 No. La Salle Street Suite 300 Chicago, IL 60601-10810 (312) 704-3000

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### Legal Description

### PARCEL 1:

THE NORTH 75.00 FEET OF LOT 2 EXCEPT PORTIONS TAKEN FOR MICHIGAN AVENUE IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE RICHT TO USE THE WESTERLY HALF OF THE SKYBRIDGE DESCRIBED AS FOLLOWS: AS CREATED BY DECLARATION OF PARTY WALL RIGHTS AND SKYBRIDGE MAINTENANCE AGREEMENT DATED AS OF MARCH 21, 2006 AND RECORDED MARCH 23, 2006 AS DOCUMENT 0608233172:

ANY AND ALL RIGHT, TITLE AND OR UNDIVIDED INTEREST IN AND TO THE FOUR (4) STORY COVERED PRIDGE OR PASSAGEWAY ("SKYBRIDGE"), APPROXIMATELY FOURTEEN (14) FEET IN VIDTH, OVER AND ACROSS THE NORTH/SOUTH TWENTY (20) FOOT PUBLIC ALLEY IN SLOCK BOUNDED BY SOUTH MICHIGAN AVENUE, EAST 23<sup>RD</sup> STREET, SOUTH INDIANA AVENUE AND EAST 24<sup>TH</sup> STREET, CONNECTING THE SECOND (2<sup>ND</sup>), THIRD (3<sup>RD</sup>), FOURTH (4<sup>NL</sup>) AND FIFTH (5<sup>TH</sup>) FLOORS OF THE PREMISES COMMONLY KNOWN AS 2301-2309 SOUTH MICHIGAN AVENUE, CHICAGO, ILLINOIS WITH THE CORRESPONDING FLOORS OF THE PLEMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS, SUBJECT TO ALL APPLICABLE LAWS, INCLUDING BUT NOT LIMITED TO THE ORDINANICES OF THE CITY OF CHICAGO, AND THE DIRECTIONS OF THE COMMISSIONER OF STREETS AND SANITATION, THE COMMISSIONER OF BUILDINGS, THE COMMISSIONER OF TRANSPORTATION AND THE DIRECTOR OF REVENUE OF THE CITY OF CHICAGO, AND FURTHER SUBJECT TO ANY AND ALL RIGHTS OF THE ADJOINING OWNER OF THE PREMISES COMMONLY KNOWN AS 2300-2308 SOUTH INDIANA AVENUE, CHICAGO, ILLINOIS IN AND TO THE SKYBRIDGE.

### PARCEL 3:

LOT 2 (EXCEPT THE NORTH 75 FEET THEREOF) AND THE NORTH ½ OF LOT 3 (EXCEPT PORTIONS OF SAID LOTS TAKEN FOR MICHIGAN AVENUE) IN BLOCK 23 IN CANAL TRUSTEES SUBDIVISION OF THE WEST ½ OF SECTION 27 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

Permanent Tax Index Numbers:

Property Address:

17-27-110-001-0000 17-27-110-002-0000 2301-2315 S. Michigan Avenue Chicago, Illinois

17-27-110-003-0000

Ex. A