

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

## SUBCONTRACTOR'S CLAIM FOR LIEN

IN THE OFFICE OF THE  
RECORDER OF DEEDS COOK  
COUNTY, ILLINOIS



Doc#: 0819645146 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/14/2008 04:08 PM Pg: 1 of 4

The Undersigned Lien Claimant, **BLOCK ELECTRIC COMPANY, INC.** an Illinois Corporation of 7107 Milwaukee Avenue, Niles, Illinois, 60714, hereby records a claim for Mechanics Lien against **Berglund Construction Company**, an Illinois Corporation of Chicago, Illinois (hereinafter referred to as "Contractor"); **WT SurgCenter, L.L.C.**, an Illinois Limited Liability Company, (hereinafter referred to as "Tenant"), **Water Tower, L.L.C.** a Delaware limited Liability Company (hereinafter referred to as "Owner"); and all other persons or entities having or claiming and interest in the below described real estate, and in support thereof states as follows:

1. On or about July 26<sup>th</sup>, 2007, Water Tower, L.L.C. owned the following described real estate in the County of Cook, State of Illinois, to wit:

### SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Commonly known as: **845 N. Michigan Avenue, Suite 944W, 948E, 994W and 987W Chicago, Illinois 60611**, which real estate has the following permanent index number: **17-03-226-030-0000** and which is hereinafter together with all improvements referred to as the "premises."

2. On 7/26/07, Owner, Water Tower, L.L.C. and/or WT SurgCenter the tenant or one knowingly permitted by the Owner to do so entered into a contract with Contractor wherein Contractor was to provide labor, materials and equipment for the construction and renovation of the Ambulatory Surgery Center of to and for the benefit of the premises.

3. On 9/5/07, Contractor made a subcontract with Lien Claimant to furnish and supply electrical labor, materials, fixtures and equipment to the premises in the amount of Five Hundred Twelve Thousand Dollars (\$512,000.00).

4. At the special instance and request of Contractor, Lien Claimant furnished extra and additional materials and labor for said premises in the amount of Eight Hundred Eighty Eight Dollars (\$ 888.00) as well as change orders for said premises in the amount of Forty Five Thousand Three Hundred One Dollars (\$45,301.00) for a total of Forty Six Thousand One Hundred Eighty Nine Dollars (\$46,189.00).

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5. On 5/23/08, Lien Claimant substantially completed all required by said contract, extras and change orders to be done and delivery of labor and materials extras and change orders to the value of Five Hundred Fifty Eight Thousand one Hundred Eighty Nine (\$558,189.00).

6. On information and belief, the labor, materials, supplies, equipment and services for said work and in the improvement of the aforementioned premises performed and supplied by Lien Claimant was done with the knowledge and consent of the Owner.

7. Owner/Contractor/Tenant is entitled to credits on account thereof as follows: One hundred Twelve Thousand Fifty Dollars (\$112,050.00) leaving due and unpaid and owing to Lien Claimant, after allowing all credits, the sum of **Four Hundred Forty Six Thousand One hundred Thirty Nine Dollars (\$446,139.00)** for which, with interest, Lien Claimant claims a lien on the premises and improvements and to monies or other considerations due or to become due from Owner under said contract between Contractor and Owner.

8. Notice has been duly given to Owner, and persons otherwise interested in the above described real estate, as to the status of the undersigned as subcontractor as provided by The Mechanics Lien Act, 770 ILCS 60/5 and 60/24 (1992).

By: \_\_\_\_\_

Robert Rotman, attorney and agent for Block Electric Company, Inc.

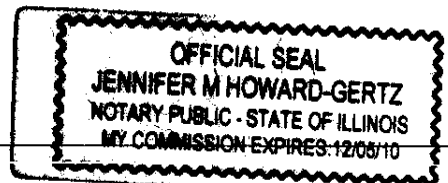
STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF COOK )

The affiant, Robert Rotman, being first duly sworn, on oath deposes and says that he is attorney and agent for Block Electric Company Inc, the Lien 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.

Subscribed and sworn to before me this 4 day of July, 2008.

NOTARY PUBLIC

\_\_\_\_\_ Jennifer M Howard-Gertz \_\_\_\_\_



This document prepared by and mail to:  
Robert D. Rotman, Rotman & Elovitz, Ltd.  
180 North LaSalle Street, Suite 2101  
Chicago, Illinois 60601  
(312) 236-2202

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**To : Via Regular and Certified Mail**

Berglund Construction Company, Inc--- 8410 South Chicago Avenue, Chicago, Illinois 60617, certified mail number 70022410000229088838

WT SurgiCenter, LLC--- 845 N. Michigan Avenue, Suite 948 E, Chicago, Illinois 60611, certified mail number 70022410000229088852

Water Tower, LLC--- c/o The Rouse Company 10275 Little Patuxent Parkway, Columbia, Maryland 21044, certified mail number 70022410000229088814

Water Tower, LLC. --- 845 N. Michigan Avenue, Suite 987W, Chicago, Illinois 60611, certified mail number 70022410000229088845

GGP, Inc. --- 845 N. Michigan Avenue, Suite 987W, Chicago, Illinois, 60611, certified mail number 70022410000229088869

Property of Cook County Clerk's Office

Legal Description:

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THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: WATER TOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND LORD & TAYLOR, AS LESSEE, DATED ~, WHICH LEASE WAS RECORDED ~ AS DOCUMENT ~, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING ~ AND ENDING ~.

## PARCEL 1:

LOT 1 IN MARBAN RESUBDIVISION OF PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1975 AS DOCUMENT 23339677 AND FILED WITH THE REGISTRAR OF TITLES ON DECEMBER 30, 1975 AS LR2848886, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN DEED FROM LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1970 AND KNOWN AS TRUST NUMBER 40940 TO KELVYN H. LAWRENCE DATED MARCH 24, 1976 AND RECORDED MARCH 29, 1976 AS DOCUMENT 23432348 AND FILED WITH THE REGISTRAR OF TITLES ON MARCH 29, 1976 AS LR2861198.

## PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS ENTERED INTO ON APRIL 27, 1992 AND RECORDED MAY 1, 1992 AS DOCUMENT 92299492 MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1970 AND KNOWN AS TRUST NUMBER 40940 OVER, UPON AND ACROSS THE FOLLOWING:

LOTS 2 AND 3 AND LOTS 19 TO 29, BOTH INCLUSIVE IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF A PART OF BLOCK 30 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TR/LGL

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