

# UNOFFICIAL COPY



Doc#: 0829048001 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/16/2008 12:24 PM Pg: 1 of 5

**Notice and Claim for  
Lien Pursuant to  
770 ILCS 60/1 et. seq.**

State of Illinois        )  
                                  )        SS  
County of Cook        )

The claimant, Roy Strom Excavating & Grading Co. (hereinafter referred to as "Claimant"), of Maywood, County of Cook, State of Illinois, hereby files its notice and claim for lien against Riteway-Huggins Construction Services, Inc., as subcontractor to W.E. O'Neil Construction Co., as general contractor, of Chicago, State of Illinois, and 108 N. State Transit, LLC, an Illinois Limited Liability Company, County of Cook, State of Illinois, (hereinafter referred to as "Owner"), and any persons claiming to be interested in the premises located at 108 North State Street, Chicago, Illinois and states:

1. That based on information and belief, at all relevant times herein, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

A TRACT OF LAND CONSISTING OF ALL LOTS, STREETS AND ALLEYS WITHIN BLOCK 37 OF ORIGINAL TOWN OF CHICAGO IN THE EAST PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A STRIP OF LAND LYING EAST OF AND ADJOINING SAID BLOCK 37 AND WEST OF THE WEST LINE OF STATE STREET AS ESTABLISHED BY AN ACT OF THE LEGISLATURE OF THE STATE OF ILLINOIS, APPROVED MARCH 3, 1845 EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS:

THAT PART OF LOT 5 IN SAID BLOCK 37 IN THE ORIGINAL TOWN OF CHICAGO, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 5 WHICH IS 55 FEET 10 INCHES SOUTH FROM THE NORTHWEST

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CORNER OF SAID LOT 5, AND RUNNING; THENCE EAST ALONG A STRAIGHT LINE TO A POINT ON THE EAST LINE OF SAID LOT 5 WHICH IS 54 FEET 6 INCHES SOUTH FROM THE NORTHEAST CORNER OF SAID LOT 5. EXCEPTING FROM SAID PART OF LOT 5 THAT PART THEREOF WHICH IS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 5, WHICH IS 55 FEET 10 INCHES SOUTH OF THE NORTHWEST CORNER OF SAID LOT; THENCE EAST FOR A DISTANCE OF 54 FEET ALONG A STRAIGHT LINE; WHICH IF EXTENDED, WOULD INTERSECT THE EAST LINE OF SAID LOT 5 AT A POINT 54 FEET 6 INCHES SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH, 4 FEET 8 INCHES; THENCE WEST, 54 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH, 4 FEET 8 INCHES TO THE PLACE OF BEGINNING. ALSO EXCEPTING THAT PART OF THE SOUTH HALF OF VACATED WEST COURT PLACE LYING NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOT 5, IN COOK COUNTY, ILLINOIS.

CONTAINING 119,558 SQUARE FEET (2.7447 ACRES) OF LAND; MORE OR LESS.

commonly known as 108 North State Street, Illinois 60602, having the following permanent

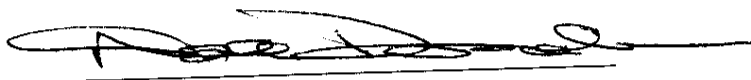
index number(s):      17-09-451-020-0000   17-09-451-021-0000   17-09-451-022-0000  
 17-09-451-023-0000   17-09-451-024-0000   17-09-451-025-0000   17-09-451-026-0000  
 17-09-451-027-0000   17-09-451-036-0000   17-09-451-037-0000   17-09-451-038-0000  
 17-09-451-041-0000   17-09-451-044-0000   17-09-451-045-0000   17-09-451-046-0000  
 17-09-451-048-0000   17-09-451-049-0000   17-09-451-050-0000   17-09-451-051-0000.

2. That W.E. O'Neil Construction Co. entered into a prime contract with the Owner to furnish labor and materials to construct a commercial and office building. That W.E. O'Neil Construction Co. thereafter entered into a subcontract with Riteway-Huggins Construction Services, Inc. to perform cleaning services and other related work. That Claimant entered into sub-subcontract with Riteway-Huggins Construction Services, Inc. on or about October 9, 2006 to furnish labor, materials and equipment for cleaning services. That on or about July 18, 2008, the Claimant completed work to the value of \$669,910.75.

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3. That there are credits on account thereof as follows, to wit: \$606,556.25 leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of \$63,354.50 as the contract balance for which, with interest and attorney's fees, the Claimant claims a lien against the Owner on said land and improvements and on the money or other consideration due or to become due from the Owner under said contract.

ROY STROM EXCAVATING & GRADING CO.

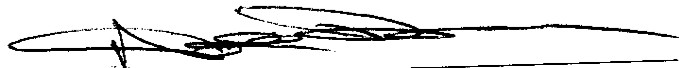
By:   
DALE BROOKS, President

Property of Cook County Clerk's Office

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## VERIFICATION

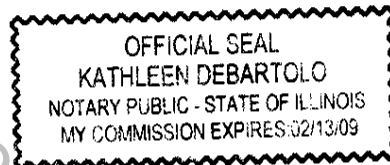
The affiant, DALE BROOKS, being first duly sworn, deposes and states that he is the President of Roy Strom Excavating & Grading Co., the Claimant, that he has read the foregoing Notice and Claim for Lien and knows the contents thereof, and that all the statements therein contained are true.



DALE BROOKS, President

SUBSCRIBED and SWORN to  
before me this 15<sup>th</sup> day of  
October, 2008.

  
NOTARY PUBLIC



Property of Cook County Clerk's Office

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## CERTIFICATE OF SERVICE

The undersigned, being first duly sworn on oath deposes and says that she served the within notice upon:

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7006 2760 0001 8737 9281

**Owner**

108 N. State Transit, LLC  
Attn: Laurance H. Freed, Registered Agent  
33 South State Street, Suite 400  
Chicago, Illinois 60603

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7006 2760 0001 8737 9304

**General Contractor**

W.E. O'Neil Construction Co.  
Attn: William E. O'Neil, Registered Agent  
2751 North Clybourn Avenue  
Chicago, Illinois 60614

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7006 2760 0001 8737 9328

**Lender**

LaSalle National Bank, n/k/a  
Bank of America  
Attn: Kenneth D. Lewis, Chairman, CEO & President  
100 North Tryon Street  
Charlotte, North Carolina 28255

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7006 2760 0001 8737 9298

**Subcontractor**

Riteway-Huggins Construction Services, Inc.  
Attn: James X. Bormes, Registered Agent  
8 South Michigan Avenue, Suite 2600  
Chicago, Illinois 60603

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7006 2760 0001 8737 9311

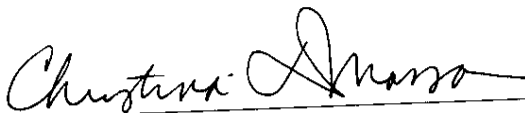
**Architect/Engineer**

Gensler Architecture, Design & Planning, P.C.  
Attn: Prentice Hall Corp., Registered Agent  
33 North LaSalle Street  
Chicago, Illinois 60602

by depositing true and correct copies thereof in the U.S. Mail at Oak Brook, Illinois, certified mail, return receipt requested, delivery limited to addressee only, postage prepaid, and addressed as shown, on the 16th day of October, 2008.

  
\_\_\_\_\_

SUBSCRIBED AND SWORN to  
before me this 16<sup>th</sup> day of October, 2008.

  
\_\_\_\_\_

Notary Public



Please return recorded document to:  
LaKoma Law Firm, LLC  
Attn: Matthew W. LaKoma  
1200 Jorie Boulevard, Suite 329  
Oak Brook, Illinois 60523  
630-990-4200