



Doc#: 0830329050 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/29/2008 11:51 AM Pg: 1 of 3

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

John S. Mrowiec
Conway & Mrowiec
20 South Clark Street
Suite 1000
Chicago, Illinois 60603
(312) 658-1100

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF C O O K)

The Claimant, Leopardo Companies, Inc. ("Leopardo"), an Illinois corporation with an office at 5200 Prairie Stone Parkway, Hoffman Estates, Illinois 60192, hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against the interest(s) of UG Prairie Stone, L.P., an Illinois limited partnership ("Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner;

Leopardo states:

1. Since at least December 21, 2006, Owner owned interest(s) as fee simple owner and, possibly otherwise, in the Real Estate commonly known as "Prairie Stone Crossing, Portion of Lot 24" located near the northwest corner of Columbine Drive and Route 59, Hoffman Estates, Illinois and legally described as follows ("Real Estate"):

Lot 6A in Final Plat of Resubdivision of Lots 5 and 6 in Sears Business Park Amended Plat of Subdivision, being a Resubdivision of part of Sections 32 and 33, Township 42 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded April 20, 2001 as Document Number 0010323867, in Cook County, Illinois.

The PIN Number of the Real Estate is 01-33-303-008.

PIN Number: 01-33-303-008

Address: Northwest corner of Columbine Drive and Route 59, Hoffman Estates, Illinois

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2. As of August 1, 2007, Leopardo entered into a written contract with Owner under which Leopardo agreed to provide labor, material, superintendence and equipment to perform construction services as general contractor originally for sitework on the Real Estate in exchange for payment of the cost of the work plus fee for the original guaranteed maximum price of Two Million One Hundred Thirty-Nine Thousand Eight Hundred Seven Dollars (\$2,139,807) subject to increase for additional or changed work, differing site conditions, encountering of hazardous substances or delays (the "Contract").

3. At the special instance and request of Owner, Leopardo furnished extra and additional materials and extra and additional labor for the improvement of the Real Estate (including the building of retail structures) to the extent and value of Five Million Seven Hundred Sixty-Nine Thousand Six Hundred Dollars (\$5,769,600) for a final adjusted Contract Sum of Seven Million Nine Hundred Nine Thousand Four Hundred Seven Dollars (\$7,909,407).

4. The Contract was entered into by Owner and the work was performed by Leopardo with the knowledge and consent of Owner or Owner's agent.

5. Leopardo completed the last of Leopardo's Work under the Contract for which this lien is claimed on June 30, 2008.

6. As of the date hereof, after allowing all credits, there is presently due, unpaid and owing to Leopardo, the principal sum of Three Hundred Fifty-Five Thousand One Hundred Eighty and 78/100 Dollars (\$355,180.78) for which, with interest, Leopardo claims a mechanics lien against the Real Estate.

7. Leopardo hereby revokes any waiver of rights given in advance of payment for which payment was not received.

Dated: October 27, 2008

LEOPARDO COMPANIES, INC.

By: _____

John D. Ward, Jr.

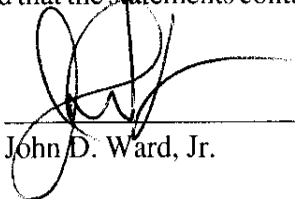
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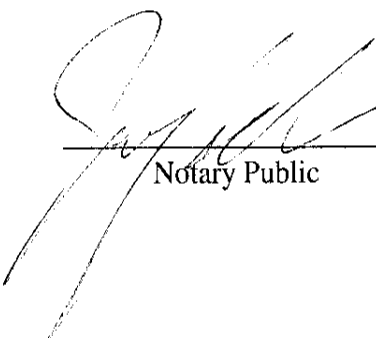
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STATE OF ILLINOIS)
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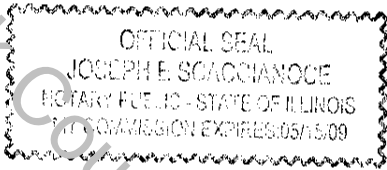
I, John D. Ward, Jr., being first duly sworn on oath, depose and state that I am Chief Financial Officer of Claimant, am authorized as agent to execute this Original Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing Original Contractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.


John D. Ward, Jr.

SUBSCRIBED AND SWORN TO
before me this 28th day of October, 2008.



Notary Public



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