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ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

Doc#: 1017557081 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/24/2010 01:18 PM Pg: 1 of 3

STATE OF ILLINOIS)
) SS:
COUNTY OF KANE)

The claimant, AIR-RITE HEATING & COOLING, INC., 100 Overland Drive, North Aurora, IL 60542, hereby files its Original Contractor's Claim for Lien against ASTORIA TOWER, LLC, 2700 East Monroe Street, Suite 1400, Chicago, Illinois 60603, and C & K PARTNERSHIP, 40 East 9th Street, Chicago, Illinois 60605 (hereinafter referred to as "Owner"), ASTORIA TOWER CONDOMINIUM ASSOCIATION, c/o Murray Lewison, Registered Agent, 2201 Waukegan Road, #260, Bannockburn, Illinois 60015, a "subsequent and additional Owner", and KLM DEVELOPMENT GROUP, INC., 111 West Chicago Avenue, Suite G02, Hinsdale, Illinois 60521 (hereinafter referred to as "Construction Manager"), as agent for the Owner, and states:

That on December 3, 2007, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

(SEE ATTACHED FOR LEGAL DESCRIPTION)

commonly known as: 8 East 9th Street, Chicago, Illinois 60605

Permanent Real Estate Index Number(s): 17-15-304-036-0000
17-15-304-040-0000
17-15-304-057-0000

That on December 3, 2007, the Claimant made a contract with the Owner and Construction Manager to furnish work, labor and material for heating, ventilation, and air-conditioning work on the subject real for the sum of 3,677,370.00, and on March 22, 2010, the Claimant had completed all required to be done under said contract and improved said property to the value of \$3,677,370.00.

That at the special instance and request of Owner and the Construction Manager, the Claimant furnished extra and additional materials and extra and additional labor on said premises of the value of \$44,341.40.

That said Owner is entitled to credits on account thereof in the amount of \$3,421,214.87, leaving due, unpaid and owing to the Claimant, after allowing all credits, the balance of \$300,496.53, for which, with interest, the claimant claims a lien on said land and improvements.

To the extent permitted by law, any and all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby revoked. Acceptance by of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

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Legal Description:

PARCEL 1: LOTS 1 TO 6 IN E. SMITH'S SUBDIVISION OF LOT 10 AND THE SOUTH THREE-QUARTERS OF LOT 7 IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT THE WEST 27-FEET THEREOF CONDEMNED BY THE CITY OF CHICAGO FOR WIDENING OF STATE STREET) IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO

LOTS 7 AND 8 IN E. SMITH'S SUBDIVISION OF LOT 10 AND THE SOUTH THREE-QUARTERS OF LOT 7; ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH ALL OF THE VACATED ALLEY IN E. SMITH'S SUBDIVISION OF LOT 10 AND THE SOUTH THREE-QUARTERS OF LOT 7 ALL IN BLOCK 18 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (AIR RIGHTS PARCEL) ALL THE PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE LOCATED 119 FEET ABOVE CHICAGO CITY DATUM, CONTAINED WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF SUBLOTS 1 AND 2 OF LOT 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6 AND SUBLOT 1 OF THE NORTH LA OF LOT 7 (EXCEPTING FROM SAID LOTS THE WEST 27 FEET THEREOF CONDEMNED BY THE CITY OF CHICAGO FOR WIDENING OF STATE STREET) IN BLOCK 18 IN CANAL TRUSTEES ADDITION TO CHICAGO IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office