

UNOFFICIAL COPY

Doc#: 1033608269 fee: \$40.00
Date: 12/02/2010 11:12 AM Pg: 1 of 4
Cook County Recorder of Deeds
*RHSP FEE \$10.00 Applied

MECHANIC'S LIEN:
CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

ABLE ORNAMENTAL IRON, INC.

CLAIMANT

-VS-

One South State Street, L.L.C.
Joseph Freed and Associates, LLC
One South State Street Investors, L.L.C.
One South State Street Developer LLC
One South State Street Land Co.
PNC Bank, NA, as administrative agent for itself and the other Lenders
Bank of America
Eurohypo AG, New York Branch
Associated Bank, successor to Associated Bank, NA
Northern Trust Company
BERGLUND CONSTRUCTION COMPANY

DEFENDANT(S)

The claimant, **ABLE ORNAMENTAL IRON, INC.** of Wood Dale, IL 60091, County of **DuPage**, hereby files a claim for lien against **BERGLUND CONSTRUCTION COMPANY**, contractor of 8410 S. Chicago Avenue, Chicago, State of Il and **One South State Street, L.L.C.** Chicago, IL 60603 {hereinafter referred to as "owner(s)"} and **PNC Bank, NA, as administrative agent for itself and the other Lenders** Wilmington, DE 19899 **Bank of America** Charlotte, NC 28255 **Eurohypo AG, New York Branch** New York, NY 10036 **Associated Bank, successor to Associated Bank, NA** Green Bay, WI 54301 **Northern Trust Company** Chicago, IL {hereinafter collectively referred to as "lender(s)"} and **Joseph Freed and Associates, LLC (Party in Interest)** Chicago, IL 60603 **One South State Street Investors, L.L.C. (Party in Interest)** Chicago, IL 60603 **One South State Street Developer LLC (Party in Interest)** Chicago, IL 60603 **One South State Street Land Co. (Party in Interest)** Palatine, IL 60062 and states:

That on or about 04/16/2009, the owner owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Sullivan Center, 1 S. State Street, Chicago, IL 60604:**

A/K/A: **SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

A/K/A: **TAX # 17-15-100-001; SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A" FOR ADDITIONAL TAX NUMBERS**

UNOFFICIAL COPY

and BERGLUND CONSTRUCTION COMPANY was the owner's contractor for the improvement thereof. That on or about 04/16/2009, said contractor made a subcontract with the claimant to provide labor and material for cast iron, subframing and awning work for and in said improvement, and that on or about 08/23/2010 the claimant completed thereunder all that was required to be done by said contract.

The following amounts are due on said contract:

Contract	\$311,697.00
Extras/Change Orders	\$2,059.00
Credits	\$0.00
Payments	\$237,486.00
Total Balance Due	\$76,270.00

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of **Seventy-Six Thousand Two Hundred Seventy-and no Tenths (\$76,270.00) Dollars**, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, and improvements, and on the moneys or other considerations due or to become due from the owner under said contract.

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

IN WITNESS WHEREOF, the undersigned has signed this instrument on **November 19, 2010**.

ABLE ORNAMENTAL IRON, INC.

X BY: *John G. Braun*
John G. Braun President

Prepared By:
ABLE ORNAMENTAL IRON, INC.
380 E. Beinoris Drive
Wood Dale, IL 60091
John G. Braun

VERIFICATION

State of Illinois
County of DuPage

The affiant, John G. Braun, being first duly sworn, on oath deposes and says that the affiant is President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true.

X *John G. Braun*
John G. Braun President

Subscribed and sworn to
before me this **November 19, 2010**.

X *Monica M. Ritacco*
Notary Public's Signature



UNOFFICIAL COPYEXHIBIT ALEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOTS 1 TO 12, BOTH INCLUSIVE, IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, BEING A SUBDIVISION OF FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE VACATED ALLEY BETWEEN SAID LOTS 1 TO 7 IN SAID B.S. MORRIS' SUBDIVISION, AND SAID LOTS 10, 11 AND 12 IN SAID SUBDIVISION (EXCEPTING FROM SAID PREMISES SO MUCH OF LOTS 1 TO 9 IN SAID SUBDIVISION AS HAS BEEN TAKEN FOR THE WIDENING OF STATE STREET OR IS NOW OCCUPIED BY THE CITY OF CHICAGO AS PART OF STATE STREET) AND ALSO EXCEPTING FROM SAID LOTS 7, 8, 9 AND 10 THAT PART THEREOF TAKEN FOR ALLEY.

ALSO THAT PART OF THE NORTH HALF AND THE NORTH TEN FEET OF THE SOUTH HALF OF LOT 6 (EXCEPTING THEREFROM SO MUCH THEREOF AS HAS BEEN TAKEN FOR THE WIDENING OF STATE STREET OR IS NOW OCCUPIED BY THE CITY OF CHICAGO AS A PART OF STATE STREET, AND ALSO EXCEPTING THAT PART THEREOF TAKEN FOR ALLEY) IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, FALLING SOUTH OF THE SOUTH LINE OF LOT 9 IN B.S. MORRIS' SUBDIVISION OF ORIGINAL LOTS 2, 3 AND THE NORTH QUARTER OF LOT 6 IN SAID BLOCK 2.

ALSO SUB LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 10 FEET OF SUB LOT 3) IN WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPT THAT PART THEREOF TAKEN FOR WIDENING OF STATE STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 5 AND THE NORTH 1/2 OF LOT 8 IN BLOCK 2 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 5 AND 8 THOSE PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH HALF, EXCEPT THE NORTH TEN FEET THEREOF, OF LOT 6 IN BLOCK 2 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (EXCEPTING THE WEST 27 FEET TAKEN FOR WIDENING STATE STREET AND EXCEPT A STRIP ABOUT 9 FEET IN WIDTH OFF THE EAST END THEREOF USED FOR AN ALLEY) IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

PARCEL F:
SUB LOTS 5 AND 6 IN N. K. FAIRBANKS' RESUBDIVISION OF SUB LOTS 5 AND 6 IN
WADSWORTH'S SUBDIVISION OF LOTS 7 AND 10 IN BLOCK 2 OF FRACTIONAL
SECTION 15 ADDITION TO CHICAGO, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCELS D AND E:
THE SOUTH HALF OF LOT 8 AND ALL OF LOT 9 IN BLOCK 2 IN FRACTIONAL SECTION
15 ADDITION TO CHICAGO, EXCEPTING FROM EACH OF SAID LOTS 8 AND 9 THOSE
PARTS THEREOF TAKEN FOR ALLEY, IN FRACTIONAL SECTION 15, TOWNSHIP 39
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

- PINS: 17-15-100-001
- 17-15-100-002
- 17-15-100-003
- 17-15-100-004
- 17-15-100-005
- 17-15-100-006
- 17-15-100-007
- 17-15-100-008
- 17-15-100-009
- 17-15-100-010
- 17-15-100-011
- 17-15-100-012
- 17-15-100-013
- 17-15-100-014
- 17-15-100-017
- 17-15-100-020
- 17-15-100-021
- 17-15-100-022
- 17-15-100-023
- 17-15-100-024

Property of Cook County Clerk's Office