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**GENERAL CONTRACTOR'S
CLAIM FOR
MECHANIC'S LIEN**



Doc#: 1035629044 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/22/2010 11:17 AM Pg: 1 of 6

Above Space for Recorder's Use Only

THE CLAIMANT, **Mayer, Jeffers Gillespie Architects**, 1017 W. Webster Avenue, Chicago, Illinois 60614, claims a lien against the real estate more fully described below, and against the interest of the following entities in the real estate:

As to Premises One (premises defined below)

Ten East Delaware, LLC, owner, **Talbott Associates, L.P., d/b/a The Talbott Hotel**, owner, **Ten East Delaware Condominium Association**, owner, **Bice Café, LLC, d/b/a Bice Restaurant Group ("Bice")**, tenant;

As to Premises Two (premises defined below)

Talbott Associates, L.P., d/b/a The Talbott Hotel, tenant, **Park National Bank**, as Successor Trustee to **Cosmopolitan Bank and Trust**, Successor Trustee to **Cosmopolitan National Bank of Chicago**, as Trustee under a Trust dated January 16, 1985, no. 27362 (the "Trust"), owner, **Bice Café, LLC, d/b/a Bice Restaurant Group ("Bice")**, sub-tenant, **Inland Bank and Trust**, mortgagee, **Laureanna L. Kromelow**, mortgagee, **AmeriMark Bank**, mortgagee,

and any other person claiming an interest in the real estate, more fully described below, through, or under the aforementioned Owners, stating as follows:

1. At all times relevant hereto and continuing to present, **Talbott Associates, L.P., d/b/a The Talbott Hotel**, owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL
SEE "EXHIBIT A"

PIN Nos.: 17-03-209-010-0000 and 17-03-209-021-0000

which property is commonly known as The Talbott Hotel, 10 E. Delaware Street, Chicago, Illinois 60601. At all times relevant hereto and continuing to present, **Bice**, leased from

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Talbott Associates, L.P., d/b/a The Talbott Hotel, the property at 10 E. Delaware Street, Chicago, Illinois 60601 to operate a restaurant (which would be combined with the existing restaurant in Premises Two). The aforementioned described land lease by **Bice** at 10 E. Delaware Street, Chicago, Illinois 60601 shall hereinafter be referred to as "Premises One".

2. At all times relevant hereto and continuing to present, **the Trust** owned the following described land in the County of Cook, State of Illinois, to wit:

PARCEL:

Lots 1, 2 and 3 in Naper's Resubdivision of Lots 2, 3, 4 and 5 in Superior Court Partition of the East two-third (2/3) of Block 12 in the subdivision of the Commissioners of the Illinois and Michigan Canal of the South Fractional quarter (¼) of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN No. 17-03-209-012-0000

which property is commonly known as The Talbott Hotel, 20 E. Delaware Street, Chicago, Illinois 60601. At all times relevant hereto and continuing to present, **Talbott Associates, L.P., d/b/a The Talbott Hotel**, leased from **the Trust**, a portion of the property owned by **the Trust**, to operate a hotel. At all times relevant hereto and continuing to present, **Bice**, leased from **Talbott Associates, L.P., d/b/a The Talbott Hotel**, a portion of the first floor of the property owned by **the Trust** to operate a restaurant. The portion of the aforementioned described land sub-leased by **Bice** shall be referred to as "Premises Two".

3. That on or about February 23, 2010, **Bice** contracted with Claimant to furnish architectural services for the restaurant build-out of the existing restaurant at Premises Two and the new extension of the existing restaurant at Premises One.
4. That the contract was entered into by **Bice**, as the **agent of the Owners** of Premises One and Premises Two, and the work was performed with the knowledge and consent of the **Owners** of Premises One and Premises Two.
5. In the alternative, the **Owners** of Premises One and Premises Two authorized **Bice** to enter into the contract.
6. In the alternative, the **Owners** of Premises One and Premises Two knowingly permitted **Bice** to enter into the contract for the improvement.
7. That the Claimant has performed work at Premises One and Premises Two under its contract.
8. That, as of this date, there is due, unpaid and owing to the Claimant, after allowing all credits, the aggregate principal sum of **Four Thousand Two Hundred Nine Dollars and Sixty Eight Cents** (\$4,209.68), for work performed through November 30, 2010 only, which principal amount bears interest at the statutory rate of ten percent (10%) per annum. Claimant claims a lien on the real estate and against the interest of the respective Owners of Premises

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One (including all land and improvements thereon) in the amount of **Four Thousand Two Hundred Nine Dollars and Sixty Eight Cents** (\$4,209.68) plus interest for work performed through November 30, 2010 only; and a lien on the real estate and against the interest of the respective Owners of Premises Two (including all land and improvements thereon) in the amount of **Four Thousand Two Hundred Nine Dollars and Sixty Eight Cents** (\$4,209.68) plus interest for work performed through November 30, 2010 only.

9. The Claimant continues to work under its contract, as modified, with **Bice**, and reserves the right to file an additional lien against contract funds and real estate work performed after November 30, 2010.

Mayer, Jeffers Gillespie Architects

By: 
Douglas Gillespie, Partner

This claim was prepared by:

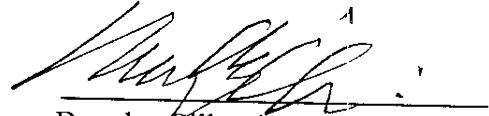
Donald R. Rauschert
Rauschert and Rauschert
Attorneys At Law
1025 W. Webster Avenue
Chicago, Illinois 60614
773-348-3093

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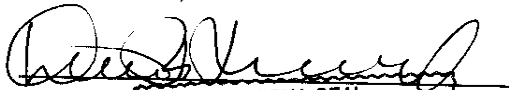
VERIFICATION

Douglas Gillespie, being first duly sworn, on oath deposes and states that he is a partner of Mayer Jeffers Gillespie Architects, and that he has read the above and foregoing general contractor's notice and claim for mechanic's lien, and that to the best of his knowledge and belief, the statements therein are true and correct.



Douglas Gillespie

SUBSCRIBED and SWORN to
before me this 20 day
of December, 2010.



OFFICIAL SEAL
DONALD R. RAUSCHERT
Notary Public, State of Illinois
My Commission Expires Aug 26, 2013

My commission expires Aug 26, 2013

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL TAKEN AS A TRACT: THAT PART OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND THAT PART OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE NORTH 00 DEGREES, 15 MINUTES, 31 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 88.67 FEET, SAID POINT BEING 127.41 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 102.45 FEET TO A POINT, SAID POINT BEING 88.82 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF BLOCK 12 AFORESAID; THENCE NORTH 72 DEGREES, 42 MINUTES, 44 SECONDS EAST, ALONG A LINE HEREINAFTER REFERRED TO "LINE A", 36.95 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF LOT 6 AFORESAID; THENCE SOUTH 00 DEGREES, 19 MINUTES, 51 SECONDS WEST, ALONG THE EAST LINE OF LOT 6 AFORESAID, 99.85 FEET TO ITS SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES, 54 MINUTES, 49 SECONDS WEST, ALONG THE SOUTH LINE OF BLOCK 12 AFORESAID TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THAT PART LYING ABOVE AN ELEVATION OF 14.00 FEET CITY OF CHICAGO DATUM, BEING THE TOP OF THE CONCRETE FLOOR AND BELOW THE BOTTOM OF THE CONCRETE CEILING BEING A SLOPED SURFACE WITH AN ELEVATION AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIPTION OF 31.73 FEET, AN ELEVATION OF 25.67 FEET AT THE NORTHWEST CORNER OF THE FOLLOWING DESCRIPTION, AN ELEVATION OF 20.26 FEET AT THE NORTHEAST CORNER OF THE FOLLOWING DESCRIPTION AND 30.62 FEET AT THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIPTION, ALL ON CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 54 MINUTES, 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, 2.24 FEET; THENCE NORTH 00 DEGREES, 05 MINUTES, 11 SECONDS EAST, 2.53 FEET TO THE INTERIOR CORNER OF THE WALLS AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES; NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 10.00 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 7.01 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 3.00 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 2.00 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 11.60 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 5.82 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 9.00 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 5.28 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 13.70 FEET, NORTH 89 DEGREES, 22 MINUTES, 55 SECONDS EAST 3.30 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 4.00 FEET, SOUTH 89 DEGREES, 22 MINUTES, 55 SECONDS WEST 3.30 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 4.52 FEET, NORTH 89 DEGREES, 22 MINUTES, 55 SECONDS EAST 5.53 FEET, NORTH 00 DEGREES, 33 MINUTES, 06 SECONDS WEST 25.97 FEET, SOUTH 89 DEGREES, 44 MINUTES, 33 SECONDS EAST 15.00 FEET.

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NORTH 00 DEGREES, 15 MINUTES, 27 SECONDS EAST, 3.36 FEET, SOUTH 89 DEGREES, 44 MINUTES, 33 SECONDS EAST 25.75 FEET, SOUTH 00 DEGREES, 23 MINUTES, 30 SECONDS WEST 49.97 FEET, NORTH 89 DEGREES, 36 MINUTES, 30 SECONDS WEST 0.76 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 2.00 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2.

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIRMENTS DATED DECEMBER 14, 2009 AND RECORDED DECEMBER 15, 2009 AS DOCUMENT 0934910050.

P.I. NOS.: 17-03-209-010-0000
17-03-209-021-0000

ADDRESS OF PREMISES: 10 EAST DELAWARE PLACE
EAST RETAIL PARCEL (RETAIL PARCEL I)
CHICAGO, ILLINOIS 60611

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