

# UNOFFICIAL COPY



Doc#: 1102631006 Fee: \$31.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/26/2011 10:13 AM Pg: 1 of 5

## ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS:

The claimant, KLLM Architects, Inc., a Wisconsin corporation ("Claimant"), with an address of 1657 West Cortland, Chicago, Illinois 60622, hereby files its Original Contractor's Claim for Mechanics Lien on the Real Estate (as hereinafter described) and against: Pittsfield Residential II, LLC, an Illinois limited liability company ("Owner"); 55 East Washington Development II LLC, an Illinois limited liability company ("Tenant/Sublessor"); First Bank, a Missouri state chartered bank, its successors and assigns; Fremont Investment & Loan, a California industrial bank; LaSalle National Bank, a national banking association, and any party claiming an interest in the Real Estate (as hereinafter described) by, through, or under the Owner and Tenant/Sublessor.

Claimant states as follows:

1. On or about February 16, 2009, Pittsfield Development LLC ("Prior Owner") owned fee simple title to the real estate, including all land and certain improvements thereon in Cook County, Illinois, commonly known as 55 East Washington Street, Floors 10-12, Chicago, Illinois, 60602 and legally described in Exhibit A attached hereto ("Real Estate").

The Permanent Index Number is 17-10-312-001-0000 (This Permanent Index Number affects the Real Estate and other real property).

2. On or about February 16, 2009, Claimant entered into a contract ("Contract") with Tenant/Sublessor pursuant to which Claimant agreed to furnish all necessary construction management services, labor, materials and equipment to construct certain individual student housing living spaces in the Real Estate in the original contract amount of Two Hundred Ten Thousand and 00/100 Dollars (\$210,000.00), plus all necessary charges and expenses incurred therein.

3. On or about October 27, 2009, Prior Owner conveyed fee simple title of the Real Estate to Owner. Owner is the current fee simple title holder of the Real Estate.

# UNOFFICIAL COPY

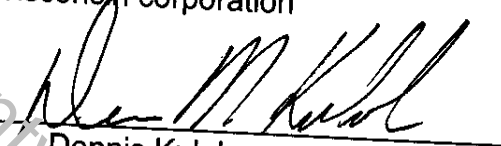
4. The Contract was entered into by Tenant/Sublessor and the work was performed with the knowledge and consent of the Prior Owner and/or Owner, as applicable. Alternatively, the Prior Owner and/or Owner, as applicable, authorized Tenant/Sublessor to enter into contracts for the improvement of the Real Estate; and/or the Prior Owner and/or Owner, as applicable, knowingly permitted Tenant/Sublessor to enter into contracts for the improvement of the Real Estate.

5. Claimant last performed work under the Contract on September 27, 2010.

6. As of the date hereof pursuant to the Contract, after allowing all credits, there is due, unpaid, and owing to Claimant, the principal sum of One Hundred Twenty Thousand, Six Hundred Sixty-Four and 00/100 Dollars (\$120,664.00), which principal amount bears interest at the statutory rate. Claimant claims a lien on the Real Estate (including all land and certain improvements thereon) in the amount of One Hundred Twenty Thousand, Six Hundred Sixty-Four and 00/100 Dollars (\$120,664.00) plus interest.

Dated: January 26, 2011

KLLM ARCHITECTS, INC.,  
a Wisconsin corporation

By:   
Dennis Kulak  
Its: President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## VERIFICATION

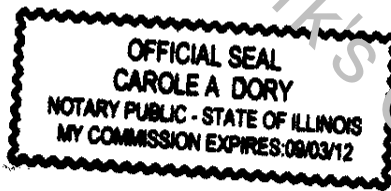
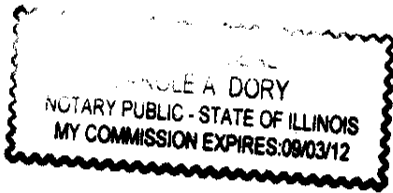
STATE OF ILLINOIS )  
 ) SS:  
 COUNTY OF COOK )

Dennis Kulak, being first duly sworn on oath, states that he is President of KLLM Architects, Inc., Claimant, and, that he is authorized to sign this Verification to the foregoing Original Contractor's Claim for Mechanics Lien, that he has read the Original Contractor's Claim for Mechanics Lien, and that the statements contained therein are true to the best of his knowledge.

  
 DENNIS KULAK

Subscribed and Sworn to before me  
 this 26 day of January, 2011.

Carole Dory  
 Notary Public  
 My Commission Expires: 9-3-12



This Document Has Been Prepared  
 By and After Recording Should  
 Be Returned To:

Michael L. Ralph, Jr.  
 RALPH, SCHWAB & SCHIEVER, CHTD.  
 175 E. Hawthorn Parkway - Suite 345  
 Vernon Hills, IL 60061

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### 10TH FLOOR:

THAT PART OF LOTS 13, 14 AND THE NORTH 24 FEET OF LOT 12 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +126.46 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +138.63 FEET (CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

### 11TH FLOOR:

THAT PART OF LOTS 13, 14 AND THE NORTH 24 FEET OF LOT 12 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +138.63 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +150.80 FEET (CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

**12TH FLOOR:**

THAT PART OF LOTS 13, 14 AND THE NORTH 24 FEET OF LOT 12 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +150.80 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +162.97 FEET (CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-10-312-001-0000 (Affects this real property and other real property)

Common Address: 55 East Washington, Floors 10-12, Chicago, Illinois.

Property of Cook County Clerk's Office