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CONTRACTOR'S NOTICE AND CLAIM FOR LIEN

Doc#: 1108013024 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/21/2011 11:50 AM Pg: 1 of 3

This instrument prepared by and
after recording please return to:

Timothy J. Hammersmith, Esq.
Masuda, Funai, Eifert & Mitchell
203 North LaSalle Street, Suite 2500
Chicago, Illinois 60601

Permanent Index Numbers: 16-36-414-005-0000 and 16-36-414-006-0000

Property Address: 3600 South Western Avenue, Chicago, Illinois

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The Claimant, **DUBIN & ASSOCIATES, INC.** of the City of Chicago, County of Cook, State of Illinois, hereby files its Contractor's Claim for a Mechanic's Lien on the Real Estate as described below and against the interest of the following entity in the Real Estate:

Owner: **3600 SOUTH WESTERN PROPERTIES CORP.**

and any person claiming an interest in the Real Estate as described below by, through, or under the Owner.

The Claimant states as follows:

1. That on March 15, 2011, and all dates prior thereto and subsequent to July 3, 2006, the Owner held an interest in the following described Real Estate including all land and improvements thereon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

2. That on or about July 3, 2006, Owner made a Contract with the Claimant, for the Claimant to provide general contracting services for the building to be erected on the Real Estate for the sum of \$53,500,000.00, plus expenses, if any.

3. That the Claimant furnished labor and material to the Real Estate to the value of \$1,500,000.00 and the project is not yet completed.

4. That the Claimant last performed work under the Contract on March 15, 2011.

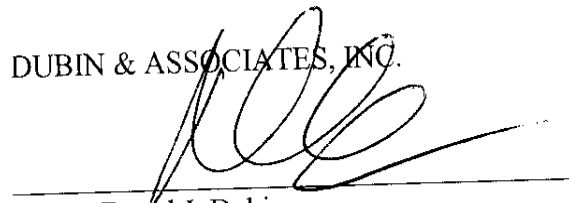
5. As of the date hereof, there is due, unpaid, and owing to the Claimant, after allowing all credits, the principal sum of \$1,500,000.00, which amount bears interest at the statutory rate of ten percent (10%) per annum, for which amount the Claimant claims a lien on the Real Estate, including all land and improvements thereon.

AM

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Dated: March 21, 2011

DUBIN & ASSOCIATES, INC.



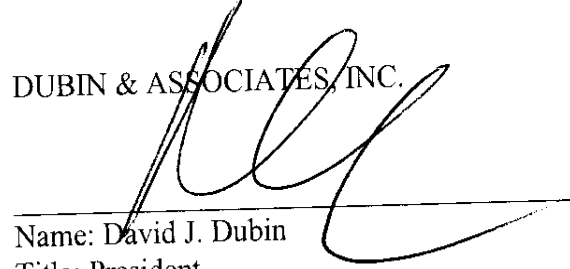
Name: David J. Dubin
Title: President

VERIFICATION

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

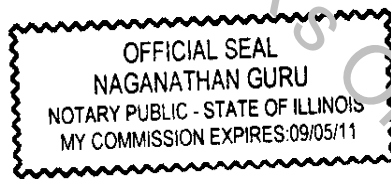
The affiant, David J. Dubin, being first duly sworn, on oath deposes and says that he is the President of Dubin & Associates, Inc., the claimant; that he has read the foregoing claim for lien and knows the contents thereof; and that all the statements therein contained are true to the best of his knowledge and belief.

DUBIN & ASSOCIATES, INC.



Name: David J. Dubin
Title: President

Subscribed and sworn to before me this 21st day of March, 2011.


Notary Public

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EXHIBIT "A"

The South portion of a parcel of land described as Lots 24, 25, 32 and 33 (except that part conveyed to the Joliet and Chicago Railroad Company) and that part of Lot 40 lying North of the Joliet and Chicago Railroad (except therefrom those portions of said Lots 33 and 40 conveyed to the Chicago and Alton Railway Company by Deed recorded October 2, 1903 as Document 3449234 in Book 8250, Page 387, in Cook County, Illinois.

Also

All that part of Lots 23, 26, 31, 34 and 39 lying Easterly of the Easterly right of way line of the Chicago Junction Railway and Northerly of a curved line convex to the South having a radius of 1435.75 feet, said curved line being 47 feet Northerly at right angles from and parallel with the Northerly right of way of the Chicago and Alton Railroad Company, the Westerly end of said curved line, being a point in the Easterly line of Chicago Junction Railway Company which is 46.75 feet South at right angles from the North line of said Lot 39 and the Easterly end of said curved line being a point in the West line of a 25 foot alley, now vacated, which is 21.18 feet South measured on said West line from said North line of Lot 39 (except therefrom those portions of said Lots 23, 26, 31, 34 and 39 conveyed to the Chicago Junction Railway Company by deed recorded march 5, 1920 as Document No. 6753591 in Book 15823, Page 484, in Cook County, Illinois.

Also

All that part of the certain strip of land 25 feet in width originally laid out as an alley (and now vacated) West of and adjoining said Lots 24, 25, 32, 33 and 40 and East of and adjoining said Lots 23, 26, 31, 34 and 39 lying Northerly of the Northerly line of Lands of the Chicago and Alton railroad, conveyed by deed recorded in Book 8250, page 387, all of said land being in the town of Brighton in the Southeast Quarter of Section 36, Township 39 North, Range 13, East of the Third Principal Meridian, which South portion is all that part of the above described parcel which lies South of a line described as follows:

Beginning at a point on the West line of South Western Avenue which is 242.46 feet South of the intersection of said West line with the South line of West 36th Street and Running Thence West along a line perpendicular to said West line of South Western Avenue a distance of 491.89 feet to its intersection with the East line of Lands of Chicago Junction Railway Company, containing 128265 square feet of land, more or less, as described in deed dated December 3, 1947 and Recorded December 11, 1947 as Document 14211674, in Cook County, Illinois.

Also

Together with easement for ingress and egress from said above described land to 36th Street over the West 25 feet of land immediately to the North described in, and subject to conditions and restrictions in deed dated December 3, 1947 and recorded December 11, 1947 as Document 14211674, all in Cook County, Illinois.

PROPERTY AREA=247,951.30 SQ. FT. OR 5.69 ACRES MORE OR LESS.