



Doc#: 1131316024 Fee: \$31.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/09/2011 10:34 AM Pg: 1 of 5

STATE OF INDIANA)
)SS
COUNTY OF LAKE)

**SUBCONTRACTOR'S
NOTICE AND
CLAIM FOR LIEN**

The claimant, American Fireproofing, Inc.,

P.O. Box 19, Crown Point, Indiana, 46308, State of Indiana, hereby files notice of claim for lien against JRM Construction Management, LLC, 242 West 36th Street, 9th Floor, New York, NY 10018 (hereinafter referred to as "Contractor"), BBCAF-VRC, LLC, a Delaware limited liability company and Grosvenor International (American Freeholds) Limited, a Nevada corporation, (hereinafter referred to as "Owners"), and Credit Agricole Corp and Investment Bank, (hereinafter referred to as "Lender"), and further states as follows:

That on or about May 17, 2011, the Owners owned the following described land in the County of Cook, State of Illinois, commonly known as 830 N. Michigan Avenue, Chicago, Illinois (a legal description of said property is attached hereto as Exhibit A); Permanent Real Estate Index Number: 17-03-225-029-0000; and

That on or about July 14, 2011, said Contractor made a subcontract with the claimant to provide manpower and material to fireproof the new structural steel and to patch existing fireproofing and to provide labor and material to paint the steel as per the parties contract; and


The claimant herein delivered materials and provided labor and services to the value of Fifty Five Thousand and 00/100 Dollars (\$55,000.00); and

That at the special insistence and request of Contractor, the claimant herein furnished extra and additional materials at and extra and additional labor on said premises to the value of Thirty Nine Thousand and 00/100 Dollars (\$39,000.00), and completed same on August 16, 2011; and

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That said Contractor and Owner are entitled to credits on account thereof as follows: Eighty Six Thousand, Five Hundred and 00/100 Dollars (\$86,500.00), leaving due, unpaid and owing to the claimant herein, after allowing all credits, the sum of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00), for which, with interest, costs associated with said lien, and attorneys' fees and costs, the claimant herein claims a lien on said land and improvements and on the moneys or other considerations due or to be come due from the owner under said contract against said contractor and owner.

AMERICAN FIREPROOFING, INC.

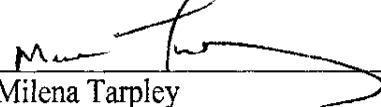
BY: 
Milena Tarpley, President

This document was prepared by and should be mailed to:

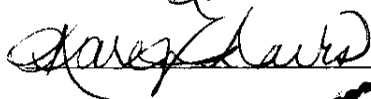
John A. Lipinsky
Coman & Anderson, P.C.
650 Warrenville Rd., Ste. 500
Lisle, IL 60532

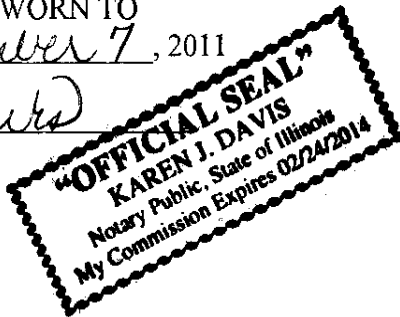
STATE OF INDIANA)
)SS
COUNTY OF LAKE)

The affiant, Milena Tarpley, being duly sworn on oath deposes and says that she is the president and the claimant; that she has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true.


Milena Tarpley

SUBSCRIBED and SWORN TO
before me November 7, 2011


Notary Public



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LEGAL DESCRIPTION

P.I.N. -17-03-225-029-0000

Common Address: 830 N Michigan Ave., Chicago, IL

THAT PART OF LOTS 1 AND 2, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1; THENCE NORTH 90 DEGREES,
00 MINUTES, 00 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 1 AND 2, A
DISTANCE OF 186.19 FEET; THENCE NORTH 0 DEGREES, 02 MINUTES, 05 SECONDS
WEST 107.26 FEET TO THE NORTH LINE OF LOT 2; THENCE NORTH 90 DEGREES, 00
MINUTES, 00 SECONDS EAST, ALONG THEN NORTH LINE OF LOTS 1 AND 2, A
DISTANCE OF 186.65 FEET TO THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH
0 DEGREES, 12 MINUTES, 49 SECONDS WEST, ALONG THE EAST LINE OF LOT 1, A
DISTANCE OF 107.26 FEET TO THE SOUTHEAST CORNER OF SAID LOT BEING THE
POINT OF BEGINNING OF THE HEREINABOVE DESCRIBED TRACT, ALL IN FERRY'S
SUBDIVISION OF PART OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE
SOUTH FRACTIONAL $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 14, LYING
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

AFFIDAVIT OF SERVICE

The undersigned, being first duly sworn upon oath, deposes and states that she served a copy of the foregoing Subcontractor's Notice and Claim for Lien to:

Contractor

Joseph Romano, Member
JRM Construction Management, LLC
242 West 36th Street
New York, NY 10018

David G. McWilliams, Member
JRM Construction Management, LLC
242 West 36th Street
New York, NY 10018

James Connolly, Member
JRM Construction Management, LLC
242 West 36th Street
New York, NY 10018

Owners

BBCAF-VRC, LLC
c/o Graham Maloney, Member
Four Embarcadero Center 2500
San Francisco, CA 94111

BBCAF-VRC, LLC
c/o Ronald W. Garrity, Member
Four Embarcadero Center 2500
San Francisco, CA 94111

BBCAF-VRC, LLC
c/o Richard L. Greene, Member
Four Embarcadero Center 2500
San Francisco, CA 94111

Grosvenor International (American Freeholds) Limited
c/o Andrew J. Bibby, President
1 California St., #2500
San Francisco, CA 94111

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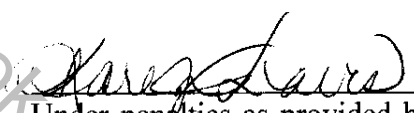
Lender

Credit Agricole Corporate and Investment Bank
c/o John Wain
Managing Director & Head of Real Estate Americas
1301 Avenue of the Americas
New York, NY 10019

Tenant

Arcadia Group (USA) Limited
d/b/a Topshop/Topman
c/o National Registered Agents, Inc.
200 West Adams St.
Chicago, IL 60606

via certified mail, restricted delivery to addressee only, return receipt requested at Lisle, Illinois, postage prepaid, on this *21st* day of *November*, 2011, before 5:00 p.m.


[X] Under penalties as provided by law pursuant to 735 ILCS 5/1-109 I certify that the statements set forth herein are true and correct.