

# UNOFFICIAL COPY



Doc#: 1135403002 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2011 09:21 AM Pg: 1 of 4

Property of Cook County Clerk's Office

## NOTICE AND CLAIM FOR MECHANIC'S LIEN

The undersigned Claimant, **METAL ERECTOR INC, 1401 Glenlake Ave, Itasca IL 60143**, makes the following statement and claims a Mechanic's Lien under the law entitled "An Act to Revise the Laws in Relation to Mechanic's Liens" approved May 18, 1903 and all amendments thereto, and states:

- 1) The real property known and described as follows is now owned by:

**GROSVENOR INTERNATIONAL (AMERICAN FREEHOLDS) LIMITED**

Attn: Andrew Bibby, Pres  
1 California St 2500  
San Francisco CA 94111

**BBCAF-VRC LLC**

Attn: Graham Maloney, Member  
4 Embarcadero Center 4000  
San Francisco CA 94111

and leased by:

**ARCADIA GROUP (USA)**

dba TOPSHOP-TOPMAN  
c/o NATIONAL REGISTERED AGENTS INC  
200 West Adams Street  
Chicago IL 60606

Legal description:

**Topshop/Topman, 830 North Michigan Avenue  
City of Chicago, County of Cook, State of Illinois  
PIN: 17-03-225029-0000, See attached Legal Description-Exhibit A**

- 2) On or before **June 16, 2011**, the owner(s) and/or lessee(s) then contracted with **JRM CONSTRUCTION MANAGEMENT LLC** as an original contractor for the construction / improvement on the above-described premises. On or before **June 16, 2011**, **METAL ERECTOR INC**

S Y  
P Y  
S N  
M N  
SC Y  
E Y  
INT JA

**UNOFFICIAL COPY****NOTICE AND CLAIM FOR MECHANIC'S LIEN -- Continued**

provided materials and/or labor at the request of **MTH INDUSTRIES**, One MTH Plaza, Hillside IL 60162, for a total value of **\$197,219.00**, which is the fair, usual, customary, and reasonable value of such materials and/or labor. Claimant has furnished such materials and/or labor (**aluminum composite metal panel system**) to the extent required by contract, all of which were furnished and delivered to and used in and about the improvement of the premises and of the building and other improvements thereon. The last of said materials and/or labor were furnished on or about **August 24, 2011**.

- 3) There is now justly due and owing to the Claimant for the furnishing, delivery, or performance of such materials and/or labor aforesaid by Claimant the sum of **\$105,302.00**, which is still due and unpaid.
- 4) Claimant now claims a Lien upon the above-described premises and all improvements thereon against all persons interested and also claims a Lien upon the monies or other consideration due from the aforesaid owner to the original contractor for the amount of **\$105,302.00**, together with interest as provided by statute.
- 5) Notice has been duly given to the owner, and persons otherwise interested in the above-described real estate, as to the status of the undersigned Claimant as provided by 770 ILCS 60/24 of the Illinois Revised Statutes.

**METAL ERECTOR INC**



December 12, 2011 By:

Michael C. Brown  
Authorized Agent

STATE OF OHIO  
COUNTY OF CUYAHOGA

I, Michael C. Brown, the undersigned, being duly sworn, state that I have read the foregoing instrument and know the contents are true, in substance and in fact.

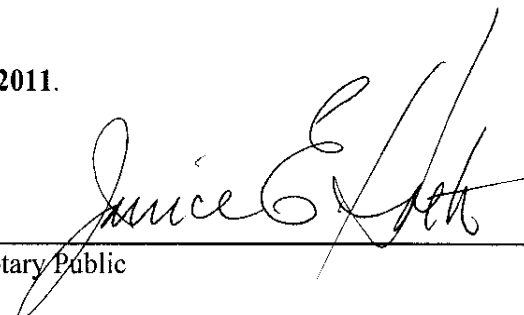


Michael C. Brown

Subscribed and sworn to before me this **12 December, 2011**.



**JANICE E. HOTH**  
Notary Public State of Ohio  
My Commission Expires October 1, 2012

  
Notary Public

510498

PLEASE RETURN THIS INSTRUMENT TO THE PREPARER:

Michael C. Brown, MCC, 23230 Chagrin Blvd 940, Cleveland, OH 44122, 216/464-6700

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## Exhibit A

## Legal Description

## PARCEL 1:

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 THE NORTH LINE OF LOTS 1 AND 2, A DISTANCE OF 186.85 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 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965528, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") GRANTING A NON-EXCLUSIVE EASEMENT IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS AND TENANTS FROM TIME TO TIME OF THE AMERICAN PROPERTY AND THEIR RESPECTIVE TENANTS, SUBTENANTS, LICENSEES, CONCESSIONAIRES, SUPPLIERS, AGENTS, EMPLOYEES AND INVITEES THE EASEMENT AREA LOCATED UPON THE CHESTNUT PROPERTY FOR THE PURPOSE OF INGRESS AND EGRESS, DELIVERIES, LOADING AND UNLOADING, TRASH REMOVAL, TEMPORARY PARKING OF DELIVERY AND SERVICE TRUCKS AND VEHICLES, AND PROVIDING ACCESS TO AND FROM THE SERVICEWAYS, CORRIDORS AND FREIGHT ELEVATORS LOCATED ON THE AMERICAN PROPERTY, (SUCH EASEMENT AREA, AND ALL REPLACEMENT AREAS THEREOF, BEING HERINAFTER COLLECTIVELY CALLED THE "LOADING DOCK").

## PARCEL 3:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965531, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") GRANTING A NON-EXCLUSIVE EASEMENT IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, THEIR RESPECTIVE TENANTS, SUBTENANTS, LICENSEES, CONCESSIONAIRES, SUPPLIERS, AGENTS, EMPLOYEES AND INVITEES, AN EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA FOR: (i) PEDESTRIAN INGRESS AND EGRESS TO AND FROM THE FIFTH FLOOR OF THE RETAIL BUILDING, AND (ii) THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE ABOVE DESCRIBED ENTRANCE AND DOORS (SUCH ENTRANCE IMPROVEMENTS

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AND DOORS, AND ALL REPLACEMENTS THEREOF, BEING HEREAFTER COLLECTIVELY CALLED THE "PEDESTRIAN ENTRANCE IMPROVEMENTS")

**PARCEL 4:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93065530, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, A NON-EXCLUSIVE EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA, IN COMMON WITH THE OWNERS, OCCUPANTS, TENANTS, AND INVITEES OF THE CHESTNUT PROPERTY AND THEIR SUCCESSORS AND ASSIGNS, FOR: (i) THE USE OF THE EASEMENT AS A MEANS OF EMERGENCY EGRESS FROM THE AMERICAN PROPERTY AND THE CHESTNUT PROPERTY, TO PEARSON STREET, AND (ii) FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF THE FIRE WALL AND ALARM EQUIPMENT AND SYSTEMS AS MAY BE REASONABLY LOCATED WITHIN THE EASEMENT AREA (SUCH WALL, DOORS, AND LIGHTING AND ALARM EQUIPMENT AND SYSTEMS, AND ALL REPLACEMENT THEREOF, BEING HEREINAFTER COLLECTIVELY CALLED THE "EMERGENCY CORRIDOR IMPROVEMENTS")

**PARCEL 5:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN EASEMENT AGREEMENT DATED NOVEMBER 19, 1993 AND RECORDED NOVEMBER 26, 1993 AS DOCUMENT 93965529, MADE BY AND BETWEEN LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 20, 1993 AND KNOWN AS TRUST NUMBERS 118065 AND 118066 (COLLECTIVELY, THE "CHESTNUT TRUSTEE") AND AMERICAN FREEHOLDS, A NEVADA GENERAL PARTNERSHIP ("AMERICAN FREEHOLDS") IN FAVOR OF AMERICAN FREEHOLDS AND TO THE OWNERS FROM TIME TO TIME OF THE AMERICAN PROPERTY, AN EXCLUSIVE EASEMENT AND THE RIGHT AND PRIVILEGE TO USE THE EASEMENT AREA FOR THE OPERATION, MAINTENANCE, REPAIR, SERVICING, AND REPLACEMENT OF THE FIRE PROTECTION EQUIPMENT AND SYSTEMS, A STAIRWAY AND WATER MAIN SERVING PARCEL 1 LOCATED IN THE EASEMENT AREA WHICH SERVICE THE AMERICAN PROPERTY.

PIN NUMBER: 17-03-225-029-0000

830 North Michigan Avenue, Chicago, IL