



2106122004

Doc# 2106122004 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/02/2021 09:47 AM PG: 1 OF 7

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

STATE OF: ILLINOIS) S.S.
COUNTY OF: COOK)

The claimant, Interior Alterations, Inc., of Chicago, County of Cook, State of Illinois, hereby files a claim for lien against see Exhibit A attached hereto (hereinafter referred to as "owner"), of Cook County, Illinois, and states:

That on the dates set forth in Exhibit B attached hereto the owner owned the following described land in the County of Cook, State of Illinois, to wit: see Exhibit C attached hereto

Permanent Real Estate Index Number(s): 17-09-452-002-0000; 17-09-452-004-0000

Address(es) of premises: 20 N. Wacker Drive, Chicago, Illinois 60606

That on the dates set forth in Exhibit B the claimant made contracts with Jones Lang LaSalle Americas, (Illinois), LP, authorized or knowingly permitted by said owner to make said contracts to furnish general construction services for the building erected on said land for the sum of \$1,234,056.64 and on February 4, 2021 completed thereunder all work required to be done by said contracts.

That at the special instance and request of owner the claimant furnished extra and additional materials at and extra additional labor on said premises of the value of \$25,234.78 and completed same on February 4, 2021.

That said owner is entitled to credits on account thereof as follows, to-wit: Payment to-date of \$0.00 leaving due, unpaid and owing to claimant, after allowing all credits, the balance of One Million Three Hundred Eighteen Thousand Seven Hundred Sixty-Five and 02/100 Dollars (\$1,318,765.02) for which, with interest, the claimant claims a lien on said land and improvements.

Prepared by and
Mail to:

INTERIOR ALTERATIONS, INC.

Interior Alterations, Inc.
200 W. Monroe Street, Suite 2150
Chicago, IL 60606

By: William J. Grogan
William J. Grogan, Co-President

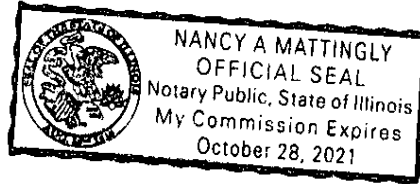
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STATE OF: ILLINOIS)
COUNTY OF: COOK)

The Affiant, William J. Grogan, being first duly sworn, on oath deposes and says that he is Co-President of Interior Alterations, 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.

Subscribed and sworn to before me this 26 day of FEBRUARY 2021

Nancy A. Mattingly
Notary Public



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EXHIBIT A

SL Civic Wacker LLC
508 Main Street
Wilmington, DE 19804

SL Civic Wacker LLC
c/o Jones Lang LaSalle Americas (Illinois), L.P.
20 N. Wacker Drive, Suite 1945
Chicago, IL 60606

Wells Fargo Bank, National Association
as Trustee for the benefit of the Registered Holders of
JPMBB Commercial Mortgage Securities Trust 2015-C31
Commercial Mortgage Pass Through Certificates Series 2015-C31
and its Capacity as "Lead Securitization Note Holder"
9062 Old Annapolis Road
Columbia, MD 21045

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EXHIBIT B

July 10, 2018 (Master Service Agreement)

January 7, 2020 (Job #16789/FO#19-9382)

January 9, 2020 (Job #16793/FO#89210)

March 4, 2020 (Job #16855/FO#20-9496)

April 14, 2020 (Job #16875/FO#20-9543)

April 21, 2020 (Job #16547/FO#19-8921)

May 27, 2020 (Job #16909/FO#20-9411)

June 25, 2020 but Effective June 8, 2020 (Job #16920/FO#20-9608)

June 15, 2020 (Job #16921/FO#89341)

July 6, 2020 but Work Commenced June 18, 2020 (Job #16926/FO#20-9608)

August 18, 2020 (Job #16964/FO#89394)

December 7, 2020 but Effective November 23, 2020 (Job #17011/FO #20-9737 R3)

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EXHIBIT "C" Legal Description

For APN/Parcel ID(s): 17-09-452-002-0000 and 17-09-452-004-0000

PARCEL 1:

LOTS 2, 2B, 3, 3A, 3B, 3C, 3E, 3F, 3G, 3H, 3I, 3J, 3K, 3L, 3L(E), 3L(W), 3M, 3P, 3V, 3Z, 3AA, 3BB, 3CC, 4A, 4B, 4C, 4D, 4E, 3*, 3C*, 3D*, 3N*, 3P* 3Q*, 3R*, 3S*, 3T*, 3U*, 3V*, 3W*, 3X*, 3Y*, 3BB*, 3CC*, 3DD* AND 4* IN THE PLAT OF SUBDIVISION DATED FEBRUARY 7, 1996, PREPARED BY NATIONAL SURVEY SERVICE, INC. CAPTIONED CIVIC OPERA BUILDING SUBDIVISION, AND RECORDED APRIL 15, 1996 WITH THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER 96280660, BEING A SUBDIVISION OF THE FOLLOWING PROPERTY:

LOTS 1 AND 2 IN "COUNTY CLERK'S DIVISION OF BLOCK 52, ORIGINAL TOWN AND WHARFING PRIVILEGES" ACCORDING TO THE MAP THEREOF RECORDED MAY 10, 1878 IN BOOK 13 OF PLATS, AT PAGE 90, IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, EXCEPT THAT PART LYING WEST OF THE WESTERLY LINE OF THE PROPERTY CONVEYED BY DEED RECORDED AUGUST 2, 1913 AS DOCUMENT NUMBER 5237563 (SAID LINE ALSO BEING THE WESTERLY FACE OF THE DOCK OR WHARF ON THE EAST BANK OF THE CHICAGO RIVER AS SHOWN ON SURVEY MADE BY THE CITY OF CHICAGO BUREAU OF SURVEYS DATED JUNE 18, 1913) IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS ALL THAT TRACT OF LAND BOUNDED ON THE EAST BY WACKER DRIVE, ON THE SOUTH BY MADISON STREET, ON THE WEST BY THE CHICAGO RIVER AND ON THE NORTH BY WASHINGTON STREET, IN THE CITY OF CHICAGO, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF THE FACADE EXCEPTED FROM THE LOTS CONVEYED TO LYRIC OPERA OF CHICAGO BY DEED DATED FEBRUARY 29, 1996 AND RECORDED ON APRIL 15, 1996 AS DOCUMENT NUMBER 96280661. (THE FACADE IS DEFINED IN EASEMENT AND OPERATING AGREEMENT DATED DECEMBER 24, 1992 AND RECORDED ON APRIL 15, 1993 AS DOCUMENT NUMBER 93277677, AS AMENDED BY FIRST AMENDMENT THERETO DATED FEBRUARY 29, 1996 AND RECORDED ON MARCH 1, 1996 AS DOCUMENT NUMBER 96161903, AND AS FURTHER AMENDED BY SECOND AMENDMENT THERETO DATED AS OF SEPTEMBER 29, 1997 AND RECORDED ON OCTOBER 1, 1997 AS DOCUMENT NUMBER 97728117); EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED LAND CONVEYED TO THE LYRIC OPERA OF CHICAGO, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, BY DEED RECORDED AS DOCUMENT 0816531008, DESCRIBED AS FOLLOWS: LOT 2, FIRST FLOOR LOTS, IN THE PLAT OF SUBDIVISION DATED FEBRUARY 7, 1996, PREPARED BY NATIONAL SURVEY SERVICE, INC. CAPTIONED CIVIC OPERA BUILDING SUBDIVISION, AND RECORDED APRIL 15, 1996 WITH THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER 96280660, SAID LOT 2 HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF +21.00 FEET CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +38.97 FEET CHICAGO CITY DATUM; AND THAT PART OF LOT 3, FIRST FLOOR LOTS, IN THE PLAT OF SUBDIVISION DATED FEBRUARY 7, 1996, PREPARED BY NATIONAL SURVEY SERVICE, INC. CAPTIONED CIVIC OPERA BUILDING SUBDIVISION, AND RECORDED APRIL 15, 1996 WITH THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER 96280660, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1.66 FEET TO ITS SOUTHWEST CORNER THEREOF; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 3 EAST LINE OF LOT 2 AFORESAID, A DISTANCE OF 78.21 FEET TO THE NORTHEAST CORNER OF LOT 2 AFORESAID; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 1.66 FEET TO THE EAST LINE OF LOT 3 AFORESAID; THENCE SOUTH 1 DEGREE 23 MINUTES 14 SECONDS EAST, ALONG THE EAST LINE OF LOT 3 AFORESAID, 78.21 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING; SAID PART OF LOT 3 HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF +21.00 FEET CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +38.97 FEET CHICAGO CITY DATUM; AND THAT PART OF LOT 3, THIRD FLOOR LOTS, IN THE PLAT OF SUBDIVISION DATED FEBRUARY 7, 1996, PREPARED BY NATIONAL SURVEY SERVICE, INC. CAPTIONED CIVIC OPERA BUILDING SUBDIVISION, AND RECORDED

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EXHIBIT "C" Legal Description

APRIL 15, 1996 WITH THE COOK COUNTY RECORDER'S OFFICE AS DOCUMENT NUMBER 96280660, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE SOUTH 88 DEGREES 34 MINUTES 46 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 25.35 FEET TO ITS SOUTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID LOT 3 FOR THE FOLLOWING DESCRIBED TWENTY (20) COURSES: THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 10.32 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, 1.74 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 6.43 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, 6.90 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 3.08 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, 2.11 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 9.62 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, 1.42 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 6.61 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, 0.64 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 22.16 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, 1.11 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 24.07 FEET; THENCE NORTH 46 DEGREES 23 MINUTES 03 SECONDS WEST, 4.95 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, 4.41 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 2.25 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, 5.00 FEET; THENCE SOUTH 1 DEGREE 23 MINUTES 03 SECONDS EAST, 1.15 FEET; THENCE SOUTH 38 DEGREES 36 MINUTES 57 SECONDS WEST, 6.60 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 16.23 FEET TO AN ANGLE CORNER IN LOT 3 AFORESAID; THENCE NORTH 7 DEGREES 16 MINUTES 53 SECONDS WEST, ALONG A WESTERLY LINE OF LOT 3 AFORESAID, 0.79 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, ALONG A NORTHERLY LINE OF LOT 3 AFORESAID AND ITS WESTERLY EXTENSION, 2.26 FEET; THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF LOT 3 AFORESAID FOR THE FOLLOWING DESCRIBED TEN (10) COURSES: THENCE SOUTH 1 DEGREE 23 MINUTES 03 SECONDS EAST, 0.21 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, 8.31 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 0.72 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, 1.36 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 15.44 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, 1.16 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 3.60 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, 1.46 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, 4.97 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 57 SECONDS WEST, 0.21 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 03 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 6.02 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 5.04 FEET; THENCE SOUTH 1 DEGREE 23 MINUTES 03 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 5.48 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 57 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 21.86 FEET TO THE EAST LINE OF LOT 3 AFORESAID; THENCE SOUTH 1 DEGREE 23 MINUTES 14 SECONDS EAST ALONG THE EAST LINE OF LOT 3 AFORESAID, 128.95 FEET TO THE HEREIN ABOVE DESIGNATED POINT OF BEGINNING; SAID PART OF LOT 3 HAVING AS A LOWER LIMIT A HORIZONTAL PLANE OF +54.49 FEET CHICAGO CITY DATUM AND HAVING AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION +66.54 FEET CHICAGO CITY DATUM; EXCEPTING FROM ALL THE ABOVE THAT PART OF THE LAND FALLING WITHIN THE FACADE AS DEFINED IN THE EASEMENT AND OPERATING AGREEMENT RECORDED APRIL 15, 1993 AS DOCUMENT NO. 93277677, AS AMENDED;

PARCEL 2:

EASEMENTS RIGHTS FOR THE BENEFIT OF PARCEL 1 MORE FULLY DESCRIBED IN EASEMENT AND OPERATING AGREEMENT MADE BY AND BETWEEN LYRIC OPERA OF CHICAGO AND TRAVELERS INSURANCE COMPANY AND DATED DECEMBER 24, 1992 AND RECORDED ON APRIL 15, 1993 AS DOCUMENT NUMBER 93277677, AS AMENDED BY FIRST AMENDMENT THERETO DATED FEBRUARY 29, 1996 AND RECORDED ON MARCH 1, 1996 AS DOCUMENT NUMBER 96161903, AND BY SECOND AMENDMENT THERETO DATED AS OF SEPTEMBER 29, 1997 AND RECORDED ON OCTOBER 1, 1997 AS

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EXHIBIT "C"

Legal Description

DOCUMENT NUMBER 97728117, EACH MADE BY AND BETWEEN LYRIC OPERA OF CHICAGO AND WINDY POINT L.L.C., AS FURTHER AMENDED BY THIRD AMENDMENT MADE BY AND BETWEEN LYRIC OPERA OF CHICAGO AND EOP OPERATING LIMITED PARTNERSHIP RECORDED APRIL 17, 2008 AS DOCUMENT 0810822039, AND FURTHER AMENDED BY FOURTH AMENDMENT MADE BY AND BETWEEN LYRIC OPERA OF CHICAGO AND CIVIC OPERA, L.P. RECORDED JUNE 13, 2008 AS DOCUMENT 0816531007; ALL OF WHICH INCLUDE, WITHOUT LIMITATION, EASEMENTS OVER, UPON, ACROSS AND WITHIN PORTIONS OF THE "THEATER PROPERTY" AS DEFINED AND DESCRIBED THEREIN.

COMMONLY KNOWN AS: 20 NORTH WACKER, CHICAGO, ILLINOIS.

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