

# UNOFFICIAL COPY

## NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK ) SS: 92643085

The claimant, Real Estate Consultants, Inc. of Metropolitan Chicago (sometimes hereinafter referred to as "broker"), of the City of Chicago, County of Cook, State of Illinois, hereby files notice and claim for lien against American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1979 and known as Trust Number 46448.

The owner owns the following described land in the County of Cook, State of Illinois, to-wit:

: DEPT-01 RECORDING \$31.50  
 : T4444 TRAN 6090 08/31/92 14:51:00  
 \$1721 \$ \*\*92-643085  
 COOK COUNTY RECORDER

(SEE EXHIBIT A ATTACHED HERETO)

Permanent Real Estate Index Numbers: 17-10-304-006, 17-10-304-007, 17-10-304-013, 17-10-304-014, 17-10-304-015, 17-10-304-016, 17-10-304-017, 17-10-304-018, 17-10-304-019, 17-10-304-020, 17-10-307-001 and 17-10-307-002.

Address of premises: 225 North Michigan Avenue, Chicago, Illinois and Real Estate Consultants, Inc. of Metropolitan Chicago was the real estate broker for the improvement thereon. The broker's license number is 078-002584.

That on April 28, 1992, owner and broker entered into a Commission Letter Agreement whereby broker was granted the right to secure McKelly's Greens and Things Franchise Systems, Inc. ("McKelly's") as a tenant for space on the ground floor of the property. On August 1, 1992, McKelly's took possession of the premises. That after all allowance of all just credits on said amount there remains due unpaid and owing to the claimant, the sum of Nineteen Thousand Four Hundred Thirty-Nine and 59/100 (\$19,439.59) Dollars, for which, with interest, the claimant claims a lien on said land and improvements and on the moneys or other considerations due or to become due from the owner under said contract against said contractor and owner.

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Real Estate Consultants, Inc.  
 of Metropolitan Chicago

By: \_\_\_\_\_  
 Title: Secretary/Treasurer

(315)

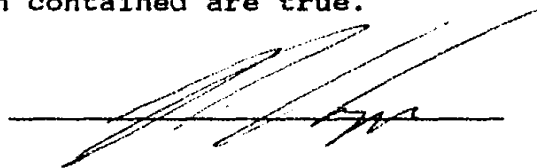
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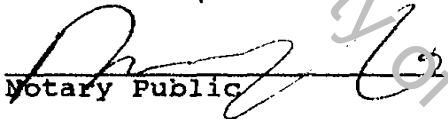
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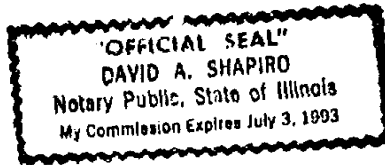
STATE OF ILLINOIS     )  
                                  )     SS:  
COUNTY OF COOK        )

The affiant, Roger Knigge, being first duly sworn, on oath deposes and says that he is the Secretary/Treasurer of Real Estate Consultants, Inc. of Metropolitan Chicago the claimant; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all statements therein contained are true.



SUBSCRIBED AND SWORN TO  
before me this 27th day  
of August, 1992.

  
Notary Public



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LEGAL DESCRIPTION

Parcel 1:

That part of the land lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the South West fractional quarter of Section 10, Township 19 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning on the North line of said Lot 1 in Block 6, aforesaid, at a point 9.07 feet West from the North East corner of said Lot 1, and running thence East along the North line of said Lots 1, 4 and 12, and along the North line of said Lots extended East, a distance of 119.544 feet to an intersection with the East line of that part of North Dearborn Court vacated by Ordinance passed by the City Council of the City of Chicago on July 5, 1972, and recorded in the Recorder's Office of Cook County, Illinois, on December 9, 1972, as Document Number 222221F;

Thence South along said East line of vacated North Dearborn Court (said East line being a line 50.00 feet East from and parallel with the East line of said Block 6) a distance of 107.297 feet to an intersection with a line 150.00 feet, measured at right angles, South from and parallel with the South line of East South Water Street, 92.00 feet wide, as said East South Water Street was dedicated by instrument recorded in the Recorder's Office of Cook County, Illinois, on May 3, 1972, as Document Number 2229319;

Thence West along a westward extension of said parallel line, a distance of 119.708 feet to an intersection with the East line of the West 41.50 feet of said Lot 7 in Block 6, aforesaid;

Thence North along the East line of the West 41.50 feet of said Lots 7, 6 and 5, a distance of 67.234 feet to an intersection with the North line of said Lot 1 in Block 6, aforesaid;

Thence North along a straight line a distance of 12.00 feet to a point on the South line of said Lot 1 in Block 6, aforesaid, a distance of 9.07 feet West from the South East corner of said Lot 1; and thence North along the West line of the West 9.07 feet of said Lot 1, a distance of 110.21 feet to the point of beginning.

Excepting from said Parcel of Land the East 3.00 feet thereof (as measured at right angles) lying below and extending downward from a horizontal plane having an elevation of 6.30 feet above Chicago City Center.

Parcel 2:

That part of the land lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the South West fractional quarter of Section 10, Township 19 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the South line of East South Water Street (92.00 feet wide) as said East South Water Street was dedicated by instrument recorded in the Recorder's Office of Cook County, Illinois, on May 3, 1972, as Document Number 2229319, with the East line of that part of North Dearborn Court vacated by Ordinance passed by the City Council of the City of Chicago on July 5, 1972, and recorded in said Recorder's Office on December 8, 1972, as Document Number 222221F, and running thence South along said East line of vacated North Dearborn Court, a distance of 107.00 feet;

Thence East along a line parallel with said South line of East South Water Street (said parallel line being perpendicular to said East line of vacated North Dearborn Court), a distance of 164.50 feet;

Thence North along a line parallel with said East line of vacated North Dearborn Court, a distance of 114.50 feet to an intersection with said South line of East South Water Street, 92.00 feet wide; and thence West along said South line of East South Water Street, a distance of 164.50 feet to the point of beginning;

Excepting therefrom the land, property and space lying within the boundaries, projected vertically upward and downward from the surface of the Earth, of that part of said Lands bounded and described as follows:

Beginning at said point of intersection of the South line of East South Water Street, 92.00 feet wide, with said East line of vacated North Dearborn Court, and running

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Thence South along said East line of vacated North Beaubien Court, a distance of 172.00 feet;

Thence East along a line perpendicular to said East line of vacated North Beaubien Court, a distance of 117.382 feet;

Thence North along a line parallel with said East line of vacated North Beaubien Court, a distance of 113.07 feet to an intersection with said South line of East South Water Street;

And thence West along said South line of East South Water Street, a distance of 117.382 feet to the point of beginning; and lying below and extending downward from the following described horizontal and inclined planes forming the upper surface of said excepting land, property and space:

19. An inclined plane, rising from an elevation of 10.23 feet above Chicago City Datum along the entire South boundary of said excepted land, property and space to an elevation of 11.20 feet above Chicago City Datum along the North line of the South 113.07 feet of said excepting land, property and space;

20.

21. A horizontal plane which is 11.20 feet above Chicago City Datum in that part of said excepted land, property and space lying North of the South 113.07 feet street.

Parcel 1:

The property and space lying above and extending upward from the inclined planes establishing the upper limits of the land, property and space dedicated for East South Water Street (32.00 feet wide) by instrument recorded in the Recorder's Office of Cook County, Illinois, on May 3, 1972, as Document Number 21889519, and lying within the boundaries, projected vertically, upward from the surface of the earth, of a parcel of land composed of a part of each of Lots 1, 2 and 3 in Thomas Jones Subdivision of Lots 6, 7, 8, 9, 10 and 11, in Block 5, in Fort Dearborn Addition to Chicago in the Southeast fractional quarter of Section 16, Township 19 North, Range 14 East of the Third Principal Meridian and comprised, also, of a part of the lands lying east of and adjoining said Fort Dearborn Addition to Chicago, being the whole of the Southwest fractional quarter of Section 16, Township 19 North, Range 14 East of the Third Principal Meridian; which parcel of land is bounded and described as follows:

Beginning at the point of intersection of the North line, extended East, of the East South Water Street, 32.00 feet wide, as said East South Water Street is located in said Fort Dearborn Addition to Chicago, with the East line, extended North, of that part of North Beaubien Court vacated by Ordinance passed by the City Council of the City of Chicago on July 5, 1972, and recorded in said Recorder's Office on December 9, 1972, as Document Number 22152086, and running

Thence South along said extended line and along said East line of vacated North Beaubien Court, a distance of 79.003 feet to an intersection with the South line of said East South Water Street, 32.00 feet wide;

Thence East along said South line of East South Water Street, said South line being a line perpendicular to said East line of vacated North Beaubien Court, a distance of 124.30 feet;

Thence North along a line parallel with the East line and said East line extended North, of vacated North Beaubien Court, a distance of 25.34 feet to an intersection with a line 33.45 feet, measured perpendicularly, South from and parallel with the center line of said East South Water Street, 32.00 feet wide;

Thence West along said line 33.45 feet, measured perpendicularly, South from and parallel with the center line of said East South Water Street, a distance of 44.33 feet;

Thence South along a line parallel with said East line, extended North, of vacated North Beaubien Court, a distance of 5.00 feet to an intersection with a line 25.66 feet, measured perpendicularly, South from and parallel with the center line of said East South Water Street, 32.00 feet wide;

Thence West along said line 25.66 feet, measured perpendicularly, South from and parallel with the center line of said East South Water Street, a distance of 59.17 feet to a point 52.00 feet, measured perpendicularly, East from the East line, extended North, of said vacated North Beaubien Court;

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Thence North along a line parallel with and 22.00 feet, measured perpendicularity, East from said East line, extended North, of North Beaubien Court, a distance of 18.66 feet to a point 22.00 feet, measured perpendicularity, North from said center line of East South Water Street

And thence West along a straight line, a distance of 22.00 feet to the point of beginning.

EASEMENT PARCEL 4:

EASEMENT TO CONSTRUCT, MAINTAIN AND REPAIR CHIMNEYS, COLUMNS AND OTHER NECESSARY SUPPORTS IN THE WEST 117,492 FEET OF PARCEL 2 FOR BUILDING TO BE CONSTRUCTED UPON SAID PARCEL 2 AND ADJOINING PROPERTY AS CREATED BY EASEMENT AGREEMENT BETWEEN ILLINOIS CENTRAL GULF RAILROAD COMPANY, A CORPORATION OF DELAWARE, AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 7902, DATED OCTOBER 7, 1976 AND RECORDED OCTOBER 7, 1976 AS DOCUMENT NUMBER 23665777 AND AS AMENDED BY INSTRUMENT DATED OCTOBER 6, 1977 AND RECORDED OCTOBER 11, 1977 AS DOCUMENT NUMBER 2414834, IN COOK COUNTY, ILLINOIS AND AS AMENDED BY AMENDMENT DATED FEBRUARY 7, 1982 AND RECORDED AS DOCUMENT NUMBER 26131412.

EASEMENT PARCEL 5:

Perpetual right and easement for the benefit of Parcel 1 to place, maintain and repair (and to replace if destroyed) the structure, foundations and supports at the approximate locations within dedicated East South Water Street as shown and described on Sheet 2 of Plat of Dedication dated April 14, 1972 made by Illinois Central Railroad Company, recorded May 3, 1972 as Document Number 22889523, as:

(1) Reserved in plat of dedication recorded as Document Number 22889523; and

(2) Conveyed by deed dated October 7, 1976 and recorded October 7, 1976 as Document Number 23665777, made by Illinois Central Gulf Railroad Company, a corporation of Delaware, to American National Bank and Trust Company of Chicago, a national banking association, as trustee under Trust no. 7902; and

(3) Conveyed by deed dated October 6, 1977 and recorded October 11, 1977 as Document Number 2414834, made by Illinois Central Gulf Railroad Company to American National Bank and Trust Company of Chicago, as trustee under Trust Number 7902, in Cook County, Illinois.

EASEMENT PARCEL 6:

Perpetual right and easement for the benefit of Parcel 1 hereof created by Trustee's Deed dated July 5, 1975 and recorded December 9, 1975 as Document Number 22821107, made by American National Bank and Trust Company of Chicago, not personally, but as Trustee under the provisions of Deeds in Trust duly recorded and delivered to said Trustee in pursuance of certain Trust Agreements, Trust Numbers 10316, 73802 and 73906, respectively, to Illinois Central Railroad Company for the perpetual right to construct, maintain and repair supporting columns, chimneys and beams for building or buildings in that part of the following described Real Estate lying North of the South line of said Parcel 1:

All of the land, property and space in that part of North Beaubien Court, a vacated street, 30 feet wide (formerly known as Central Avenue), as shown on the Plat of the subdivision of Lots 1 to 6, both inclusive, in Block 6, in Fort Dearborn Addition to Chicago, also of addition to said Block 6, and subdivision of Lots 1, 2, 3, 4 and 6 in Block 12 in Fort Dearborn Addition to Chicago, also of addition to said lots, which Plat was recorded January 22, 1856 in Book 22 of Maps, Page 36, as Document Number 66635, in Cook County, Illinois, which is bounded and described as follows:

Beginning on the East line of said North Beaubien Court, at the Northwest corner of Parcel "X" as shown and described on the Plat titled Plat of Mid-America, a subdivision of the Prudential and Illinois Central Subdivision (which Plat was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on November 20, 1957 as Document Number 17089241);

And running thence Westwardly along a straight line (which, if extended, will intersect the West line of said North Beaubien Court, at the Southeast corner of Lot 12 in Block 6 in said subdivision of Lots in Blocks 6 and 12, in Fort Dearborn Addition to Chicago), a distance of 9.001 feet to an intersection with a line which is 3.00 feet, measured perpendicularity, West from and parallel with said East line of North Beaubien Court;

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Thence North along said parallel line, a distance of 110.535 feet to an intersection with the South line, extended East, of East South Water Street, 66 feet wide, as said East South Water Street is located in Fort Dearborn Addition to Chicago;

Thence East along said Eastward extension of the South line of East South Water Street, a distance of 3.77 feet to an intersection with said East line of North Dearborn Court;

And thence South along said East line of North Dearborn Court, a distance of 110.672 feet to the point of beginning, and which line bears and extends downward from a horizontal plane having an elevation of 6.50 feet above Chicago City Datum.

**EASEMENT PARCEL 7:**

Slab Support Easement for the benefit of Parcels 1, 2 and 3 created by Slab Support Easement dated November 15, 1979 and recorded December 3, 1979 as Document Number 2526863E, made by Metropolitan Two Illinois Center in favor of American National Bank and Trust Company of Chicago, as Trustee under Trust No. 75902, to utilize certain structures or property described therein to support structures on Parcels 1, 2 and 3, in Cook County, Illinois.

**EASEMENT PARCEL 8:**

Reciprocal easement for the use of the concourse level of "Two Illinois Center" as created by Reciprocal Easement Agreement by and between Metropolitan Two Illinois Center and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 12, 1971, known as Trust No. 75902 and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated September 1, 1979, known as Trust Number 46448 dated February 2, 1982 and recorded February 2, 1982 as Document Number 26233433 in Cook County, Illinois.

**EASEMENT PARCEL 9:**

Easements for the benefit of Parcels 1, 2 and 3, for parking, pedestrian areas, access to roof of the improvements on the land, airport, truck docks, locker room, storm water discharge, ground water drainage, and supplying of chilled water, over portions of adjoining land, as set forth in the Declaration of Boulevard Towers Easements, Reservations, Covenants and Restrictions made by and among American National Bank and Trust Company of Chicago, as Trustee under Trust Numbers 46448, 55461 and 75902, dated June 13, 1983 and recorded June 21, 1983 as Document 26665607, and amended by Amendment of Boulevard Towers Easements, Reservations, Covenants and Restrictions, dated October 14, 1986 and recorded October 24, 1986 as Document 4645843.



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