

CAUTION: Consult a lawyer before using or acting under this form. However, the purchaser for the value of the form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

STATE OF ILLINOIS

COUNTY OF COOK SS.

93704451

The claimant, WILSON & SWER ARCHITECTS of CHICAGO, County of COOK, State of ILLINOIS hereby files a claim for lien against PETER CONVERSE (hereinafter referred to as "owner"), of COOK County, Illinois, and states:

That on _____, 19____, the owner owned the following described land in the County of COOK, State of Illinois, to wit:

4 STORY BRICK APARTMENT BUILDING AT 3001-09 W. GUNNISON AVE.

Permanent Real Estate Index Number(s): 13-12-315-013-0000 Address(es) of premises: 3001-09 W. GUNNISON AVE., CHICAGO

That on APRIL 7, 1993, the claimant made a contract with said owner (1) PETER CONVERSE, WILSON & SWER REAL ESTATE, 401 E. ILLINOIS ST., CHICAGO IL 60611

(2) to FINISH ARCHITECTURAL SERVICES

for the building (3) BEING erected on said land for the sum of \$ 19,500.00 and on MAY 31, 1993, completed thereunder (4) WORK TO THE VALUE OF \$ 8,704.35

DEPT-02 FILING \$15.50

65586 TRAN 1073 09/03/93 10:14:00 93704451 COOK COUNTY RECORDER

That at the special instance and request of said owner the claimant furnished extra and additional materials at and extra and additional labor on said premises of the value of \$ _____ and completed same on _____, 19____, (5)

That said owner is entitled to credits on account thereof as follows, to-wit: \$1,000.00 RECEIVED ON ACCOUNT AUGUST 4, 1993

laying due, unpaid and owing to the claimant, after allowing all credits, the balance of \$ 7,704.35 Dollars, for which, with interest, the claimant claims a lien on said land and improvements.

WILSON & SWER ARCHITECTS (Name of sole proprietorship firm or corporation) By MICHAEL SWER, AIA

(1) If contract made with another than the owner, delete "said owner," name such person and add "authorized or knowingly permitted by said owner to make said contract." (2) State what was to be done (3) "being," or "to be," as the case may be. (4) "All required to be done by said contract," or "work to the value of," or "delivery of materials to the value of \$ _____" etc (5) If extra bill out, if no extra strike out.

93704451

15.50

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UNITED SURVEY SERVICE CO.

Construction and Land Surveyors

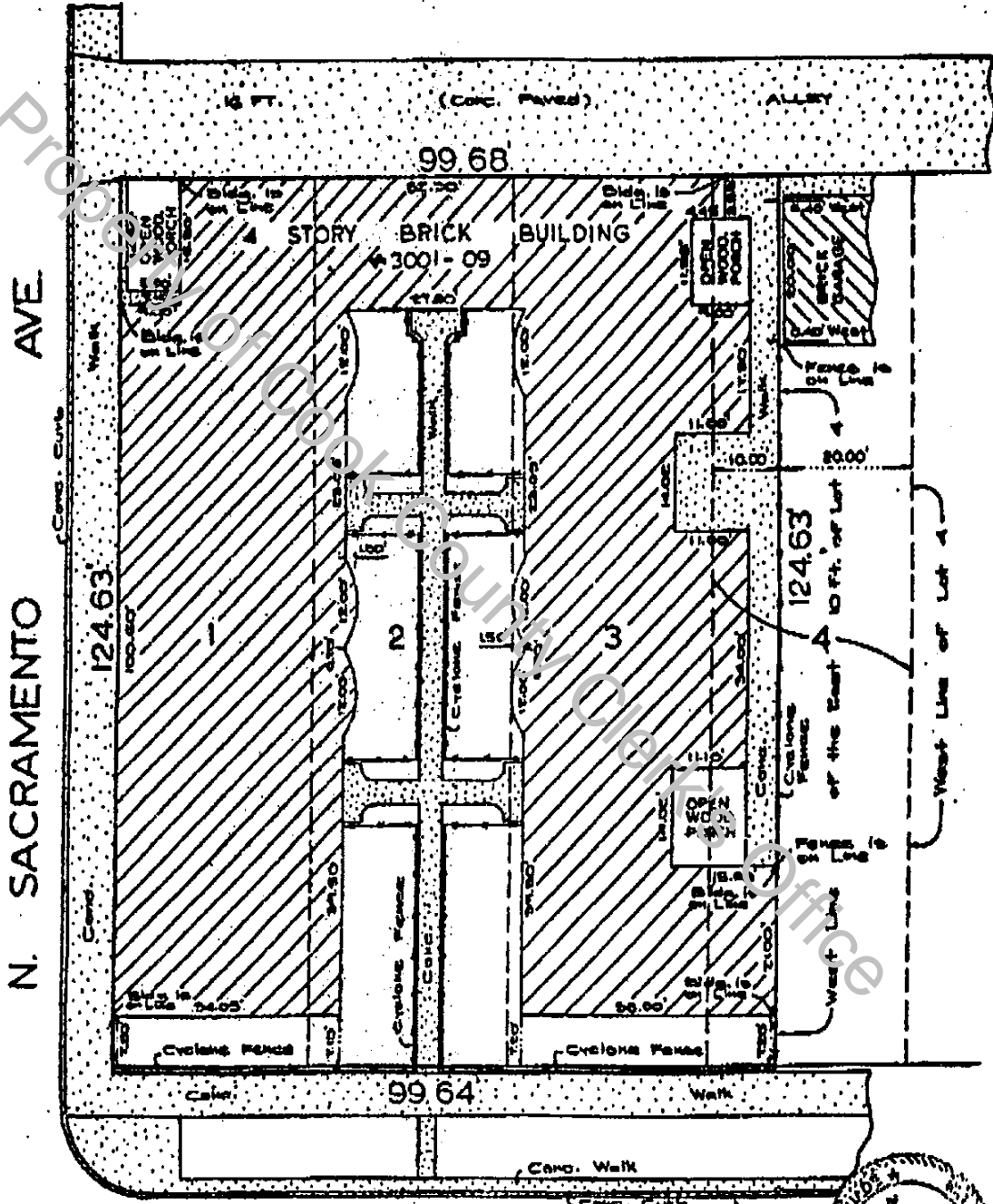
8033 CHURCHILL HILLS, FL 32714

TEL (708) 581-0040 FAX (708) 581-0041

Plat of Survey

LOTS 1, 2 AND 3 AND THE EAST 10 FEET OF LOT 4 IN THE SUBDIVISION OF THE SOUTH HALF OF LOT 30 IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 3001-09 W. GUNNISON STREET, CHICAGO, ILLINOIS.



N. SACRAMENTO AVE

W. GUNNISON ST.

93704451

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE FOR USE IN CONNECTION WITH A REAL ESTATE TRANSACTION AND IS NOT TO BE USED FOR OTHER PURPOSES.

Order No. 92-794

Scale 1 inch = 10 feet

Date DECEMBER 8, 1992.

Ordered by LEBOVIC REALTY GROUP, INC.

BUILDING LOTS AND EASEMENTS ARE SHOWN ONLY BECAUSE THEY ARE SO RECORDED IN THE MAPS OF RECORD REFER TO YOUR OWN OR ABSTRACT COMPARE ALL PARTS BEFORE BUILDING BY OWNER AND AT ONCE REMOVE ANY DISCREPANCY.

State of Illinois
County of Cook

I, JOHN McQUADE, do hereby certify that I have located the building on the above plat.

John F. McQuade

REG. LL. Land Surveyor No. 5822

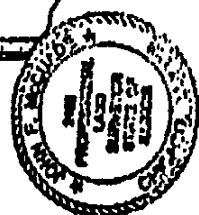
State of Illinois
County of Cook

I, JOHN McQUADE, do hereby certify that I have surveyed the above described property and that the plat herein shown is a correct representation of said survey.

Drawings are shown in full and complete and are subject to a temperature of 70° Fahrenheit.

John F. McQuade

REG. LL. Land Surveyor No. 5822



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WILSON & SILVER ARCHITECTS

April 7, 1993

Peter Converse
Wolverine Real Estate
401 E. Illinois, #600
Chicago, IL 60611

Pete:

I am pleased to make the following proposal for professional services with regard to the renovation you are planning to the thirty-two-unit apartment building at 3001 W. Gunnison Ave. This letter outlines the scope services that we will provide.

Basic Services:

We will begin with an analysis of zoning restrictions, and documentation of the existing conditions and the preparation of design drawings illustrating the scale and relationship of the various elements of the project. We will then begin preparation of construction drawings, which will include information fixing and establishing materials, interior finishes and the various architectural, structural, mechanical and electrical systems and related elements. These drawings and specifications will set forth, in detail, the design, type, extent and location of all materials, components and systems and any other requirements for their construction. These documents will provide material and information for any required review and approval processes by governing authorities. We will also process any necessary permits and approvals to begin work.

Additional Services:

During the construction phase, we will consult with you as to the progress and conditions of the work at your request, billing for any time required at the hourly rates listed below. We shall not, however, be responsible for the construction methods, means, procedures or safety precautions taken in connection with the work, nor for any acts or omissions of the Contractor or his Subcontractors, or for failure of any of these parties to carry out this work in accordance with the contract documents.

For the architectural services described above, based on scope and nature of the project and the work as it has been discussed, we will be billing for our services monthly at the rates of \$45.00/hour for principals time, and \$30.00/hour for staff time, to the stipulated maximum cost of \$13,500. As is customary, reimbursable costs such as printing and permit fees and approved consultant costs are not included in the cap and will be billed separately at the actual cost.

If the scope of the project should be substantially revised from that as described and discussed, it is agreed that the cost of revising the documents will be approved by you and we will bill for the amount in addition to the figures noted above, as a sum not

ARCHITECTS & PLANNERS

230 W. HURON, CHICAGO, ILLINOIS 60610 • PHONE: (312) 337-4688

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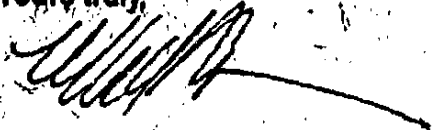
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WILSON & SILVER ARCHITECTS

P2

Included in the agreed fee cap. Should you choose to terminate prior to the completion of the work, payment will be based upon the costs incurred up to the receipt of notice of termination. In all instances, the drawings and specifications, as instruments of service, will remain the property of the Architect, whether the project is executed or not, and may not be used without Architects permission.

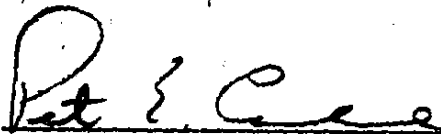
If you have any questions, please feel free to call, and I'll be happy to discuss them with you. If we are in agreement, please sign and return a copy to me, and we can proceed. Finally, let me thank you for considering us to work with you on your project.

Yours truly,



Michael Silver, AIA
Wilson & Silver Architects

Accepted:



Peter Converse

APR 8, 1993

date

93704451

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MICHAEL SILVER, AIA
WILSON & SILVER ARCHITECTS
230 W HICKAN ST. #2E
CHICAGO, IL 60610

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