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91329009

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

To: Recorder of Deeds of Cook County
120 County Building
118 North Clark Street
Chicago, Illinois 60602

American Freeholds
c/o Grosvenor International (Atlantic) Limited
Attn: Mr. John Flavin
1701 Pennsylvania Avenue, N.W.
Suite 1050
Washington, D.C. 20006

Luse Asbestos Removal Company
Attn: Mr. John Lorenz
2050 North 15th Avenue
Melrose Park, Illinois 60160

. DEPT-01 RECORDING \$29.50
. T#3333 TRAN 7065 04/12/94 16:03:00
. #2378 # EB *-94-329009
. COOK COUNTY RECORDER

94329009

NOTICE AND CLAIM FOR LIEN

The Claimant, Speedway Wrecking Company, an Illinois corporation, 2808 South Eleanor Street, Chicago, Illinois ("Claimant"), hereby files a notice and claim for lien against Luse Asbestos Removal Company ("Luse"), 2050 North 15th Avenue, Melrose Park, Illinois, 60160, contractor, American Freeholds ("Owner"), c/o Grosvenor International (Atlantic) Limited, 1701 Pennsylvania Avenue, N.W., Suite 1050, Washington, D.C. 20006, owner, and any parties claiming to be interested in the premises described herein, and states:

1. That on or about December 7, 1993, the Owner owned the land commonly known as 830 N. Michigan Avenue, Chicago, Illinois, County of Cook, State of Illinois, referred to herein as "the Premises" and having the following legal description:

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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 186.65 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 North fractional 1/4 of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-03-225-024-0000

and Luse was the Owner's contractor for improvement thereof.

2. That on or about December 7, 1993, Luse made a subcontract with Claimant (the "Subcontract") whereby Claimant agreed to provide labor and equipment for the removal of ceiling systems on the first, second, third and fourth floors of the Premises and on a portion of the basement.
3. That on December 2, 1993, Claimant commenced work on the Premises pursuant to the Subcontract.
4. That on or about December 16, 1993 and December 22, 1993, Luse made certain written and oral modifications to the Subcontract ("Change Orders") pursuant to which Claimant performed additional demolition work at the Premises.
5. That on January 17, 1994, Claimant completed its work on the Premises pursuant to the Subcontract and Change Orders.
6. That the Owner is entitled to no credits under the Subcontract.

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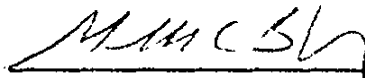
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7. That the balance presently due, unpaid and owing to Claimant under the Subcontract is the sum of One Hundred and Seven Thousand, Five Hundred, Ninety-Four and no/100 Dollars (\$107,594.00) (the "balance due").

8. That the entire balance due, One Hundred and Seven Thousand, Five Hundred, Ninety-Four and no/100 Dollars (\$107,594.00), is attributable to services which constitute valuable improvements to the Premises and for which, with interest, the Claimant claims a mechanic's lien on the Premises and improvements.

SPEEDWAY WRECKING COMPANY



Marshall L. Blankenship
Schuyler, Roche & Zwirner
One Prudential Plaza
130 East Randolph Street
Suite 3800
Chicago, Illinois 60601
(312) 565-2400

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STATE OF ILLINOIS)
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PROOF OF SERVICE BY MAIL

I, Mary P. Eckert, a non-attorney, on oath state that on the 12th day of April 1994, I served this Notice and Claim for Lien by mailing a true copy of same by Certified Mail, Return Receipt Requested Nos. Z 094 160 676 and Z 094 160 677, respectively, limited to addressee only, to:

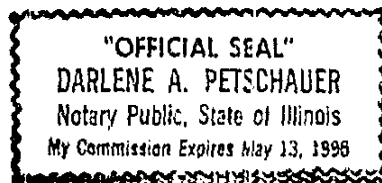
American Freeholds
c/o Grosvenor International (Atlantic) Limited
Attn: Mr. John Flavin
1701 Pennsylvania Avenue, N.W.
Suite 1050
Washington, D.C. 20006

Luse Asbestos Removal Company
Attn: Mr. John Lorenz
2050 North 15th Avenue
Melrose Park, Illinois 60160

Mary P. Eckert

SUBSCRIBED AND SWORN TO
before me this 12th day of April 1994.

Darlene A. Petschauer
Notary Public



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