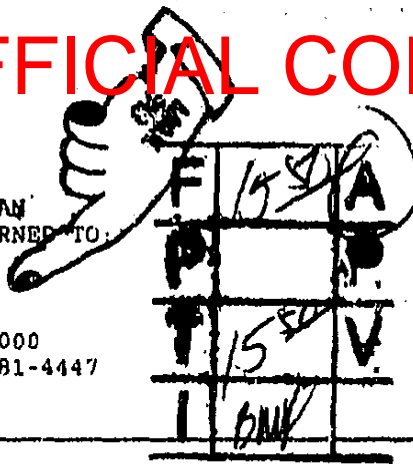


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AFTER RECORDING SHOULD BE RETURNED TO:

Eric L. Singer  
Keck, Mahin & Cate  
One Mid America Plaza, Suite 1000  
Oakbrook Terrace, Illinois 60181-4447  
(708) 954-7561



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COOK COUNTY RECORDER

GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DU PAGE )

The Claimant, Jirsa Construction Company, an Illinois corporation, with its address at 129 Fairfield Way, Bloomingdale, Illinois 60108, hereby files its General Contractor's Claim for Mechanics Lien, on the Real Estate (as hereinafter described) and against the interests of the following in the Real Estate (collectively, the "Owner"):

Courts of Cicero II, L.P., an Illinois Limited Partnership; Environmental Development, Inc.; Westowns Neighborhood & Economic Development Corp.,

and any person claiming an interest in the Real Estate (as hereinafter described) by, through or under Owner.

Claimant further states as follows:

1. On or around December 1, 1994, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois commonly known as 1638 S. 51st Street, Cicero, Illinois and legally described as follows:

LOTS 19 AND 20 IN BLOCK 7 IN PARKHOLME, A SUBDIVISION OF BLOCK 14 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-21-401-039

2. Claimant made a contract dated December 1, 1994 with Courts of Cicero II, L.P., an Illinois Limited Partnership and Owner, pursuant to which Claimant agreed to provide all necessary labor, services, material and equipment construct renovations and improvements to Real Estate in exchange for payment by Owner to Claimant in the original stipulated sum of \$410,000.00. The scope of the contract and the stipulated sum was increased by

Common Address: 1638 S. 51st St., Cicero, Illinois  
P.I.N. 16-21-401-039

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\$247,848.00 in extra and additional work, at the request of and with the approval of Owner.

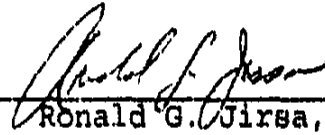
3. Claimant last performed work under the Contract, including the extra and additional work, at the earliest on or about January 1, 1996.

4. Owner is entitled to credits for previous payments in the amount of \$415,625.40. As of the date hereof, there is due, unpaid and owing to Claimant, after allowing all credits, the principal sum of Two Hundred Forty Two Thousand Two Hundred Twenty Two Dollars and Forty Cents (\$242,222.60), plus interest, for which amount Claimant claims a mechanics lien on the Real Estate (including all land and improvements thereon).

Dated: February 19, 1996.

JIRSA CONSTRUCTION COMPANY,  
an Illinois Corporation,

By:



Ronald G. Jirsa, President

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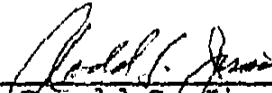
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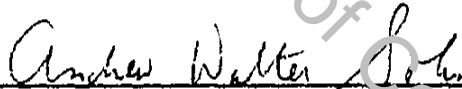
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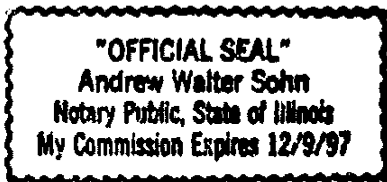
STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF DUPAGE    )

I, Ronald G. Jirsa, being first duly sworn on oath, depose and state that I am President of Jirsa Construction Company, an Illinois corporation, that I am authorized to execute this General Contractor's Claim for Mechanics Lien on behalf of Claimant, that I have read the foregoing and know the contents thereof, and that the statements contained therein are true.

  
\_\_\_\_\_  
Ronald G. Jirsa

SUBSCRIBED AND SWORN TO  
before me this 19th Day of  
February, 1996.

  
\_\_\_\_\_  
Notary



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