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1998-05-19 16:00:01

John S. Mrowiec Jeffrey B. Charkow Stein, Ray & Conway 222 West Adams Street Suite 1800 Chicago, Illinois 60606 (312) 641-3700

GENERAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF (LLINOIS)	
70 -)	SS
COUNTY OF COOK)	

Claimant, Leopardo Companies, Inc., an Illinois corporation ("Claimant"), with an address at 115 Brandon Drive, Glendale Heights. Illinois, 60139, hereby files its General Contractor's Claim for Mechanics Lien, on the Real Estate (as hereinafter described) and against the interacts of the following entities in the Real Estate ("Owner"):

Beacon Properties L.P.

any person claiming an interest in the Real Estate (as hereinafter described) either by, through or under the Owner including, without limitation, IKON Office Solutions

Claimant states:

1. Since on or about September 3, 1997, and subsequently, Owner has owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois commonly known as 101 North Wacker Drive, Chicago, Illinois, and legally described as follows:

LOT 5 AND SUB-LOTS 1, 2, 3 AND 4 OF LOT 6 IN BLOCK 42 IN THE ORIGINAL TOWN OF CHICAGO, IN THE SOUTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, FANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Permanent Real Estate Tax Number is:

17-09-442-001-0000

- 2. On or about September 3, 1997, Claimant made a contract with IKON Office Solutions under which Claimant agreed to provide tenant build-out remodeling to an existing building.
- 3. The Contract was entered into by IKON Office Solutions ("IKON") and the work was performed with the knowledge and consent of Owner. Alternatively, the Owner authorized IKON, as Owner's agent, or as an entity controlled by Owner,

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enter into contracts for the improvement of the Real Estate. Alternatively, the Owner knowingly permitted IKON to enter into contracts for the improvement of the Real Estate.

4. As of the date hereof, there is due, owing and unpaid to Claimant, after allowing all credits, the principal balance of One Hundred Nine Thousand One Hundred Twenty Four Dollars (\$109,124) which principal amount bears interest from time to time on the principal amount then outstanding at the interest rate provided by statute. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the principal amount of \$109,124 plus interest at the rate stated above from the date the amounts first became due.

Dated: May 15, 1998

LEOPARDO COMPANIES, INC.

Βv

Attorney and Agent for Leopardo Companies, Inc.

The Clark's Office

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STATE OF ILLINOIS)	
)	SS.
COUNTY OF C O O K)	

nd state that I am attorney and agent for Claimant, Leopardo Companies, Inc., 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 General Contractor's Claim for Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

Attorney and Agent

CAT'S OFFICE

Subscribed and sworn to before me this 110 day of May , 1998.

Notary Public

OFFICIAL SEAL JOUIS MATHEWS

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION FY/19 ES: 08/2 1/99

THIS DOCUMENT HAS BEEN PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

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