

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

State of Illinois )  
County of Cook ) SS:

The undersigned claimant, Benchmark Drywall & Acoustic, Inc., 17W715 Butterfield Road, Suite C, Oakbrook Terrace, IL 60181 hereby notifies you and files a claim for lien against Castlerock Construction Corporation, 295 W. Wacker Drive, Suite 2000, Chicago, IL 60606, contractor, and Chicago Sun-Times Inc., 411 N. Wabash Avenue, Chicago, IL 60610, owner, and states as follows:

On February 2, 1998 the owner owned the following described real estate in the county of Cook, State of Illinois (hereafter referred to as the "Real Estate"):

SEE ATTACHED

Address of premises : 401 N. Wabash Avenue, Chicago, IL 60610

PIN: 17-10-135-025-0000  
17-10-136-008-0000

Castlerock Construction Corporation was the owner's contractor for the improvement thereof.

That on February 2, 1998, contractor made a subcontract with claimant to furnish all labor, material and supervision required to properly install and complete drywall, carpentry, and acoustical tile work on the Real Estate and improvements thereon, and that on April 14, 1998 the claimant completed thereunder delivery of materials and/or furnishing of labor to the value of \$59,000.00. Claimant performed additional work at the request of the contractor, to the value of \$4,000.00, for a total amount due of \$63,000.00.

That said contractor is entitled to credits on account thereof as follows: \$52,340.00, leaving due, unpaid and owing to the claimant, after allowing all credits, the sum of Ten Thousand Six Hundred Sixty Dollars and 00/100 cents (\$10,660.00), for which, with interest,

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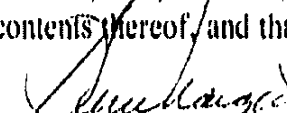
the claimant claims a lien on said Real Estate and improvements thereon and on the monies or other considerations due or to become due from the owner under said contract against said contractor and owner.

Benchmark Drywall & Acoustic, Inc.,  
An Illinois Corporation

  
By: Gene Nargi, President

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS:

The undersigned affiant, GENE NARGIE, being first duly sworn, on oath deposes and states that he is the President of Benchmark Drywall & Acoustic, Inc., 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.

  
Gene Nargi, President of Benchmark  
Drywall & Acoustic, Inc.

Subscribed and sworn to before  
me on this 5<sup>th</sup> day of August, 1998.

  
NOTARY PUBLIC



This document prepared by,  
and after recording mail to:

Firm Name: McVickers & Associates, Ltd.  
Address: 2800 West Higgins Road, Suite 205  
City: Hoffman Estates, IL 60195



notice and claim for lien 7301998.wpd

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## Legal Description:

### PARCEL 1:

A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF WATER LOTS 6, 7, 8 AND 16 AND ALL OF WATER LOTS 9 TO 15, (BOTH INCLUSIVE), WITH ACCRETIONS IN KINZIE'S ADDITION TO CHICAGO TOGETHER WITH VACATED "FERRY STREET" AND A PORTION OF EAST NORTH WATER STREET LYING NORTHWESTERLY OF AND ADJOINING THERE TO AND A PART OF LOT 14 IN BLOCK 2 IN SAID KINZIE'S ADDITION AND CERTAIN PARTS OF THE HIGHWAYS KNOWN AS EAST KINZIE STREET AND NORTH WATER STREET WHICH PARTS OF PUBLIC HIGHWAYS WERE CONVEYED BY THE CITY OF CHICAGO TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY A QUIT CLAIM DEED RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT 10774440, AND WHICH ARE DENOTED AS PARCELS 16 AND 17 IN AN ORDINANCE "PROVIDING FOR THE CONSTRUCTION OF A BRIDGE ACROSS THE MAIN BRANCH OF THE CHICAGO RIVER AT NORTH WABASH AVENUE" PASSED BY THE CHICAGO CITY COUNCIL JULY 29, 1930, EXCEPTING FROM CERTAIN OF SAID WATER LOTS THOSE PARTS THEREOF LYING SOUTHERLY OF THE NORTHERLY DOCK LINE OF SAID RIVER, WHICH TRACT OF LAND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST NORTH WATER STREET WITH THE WEST LINE OF NORTH RUSH STREET AS ESTABLISHED BY ORDINANCE PASSED MAY 27, 1955, THENCE SOUTH 78 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF EAST NORTH WATER STREET AND ALONG THE NORTHERLY LINE OF SAID PARCEL 17 A DISTANCE OF 272.10 FEET THENCE SOUTH 32 DEGREES 10 MINUTES 50 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF PARCELS 16 AND 17 A DISTANCE OF 268.13 FEET TO A POINT WHICH IS 44.84 FEET BEARING NORTH 32 DEGREES 10 MINUTES 50 SECONDS EAST OF THE CORNER COMMON TO PARCELS 9, 14 AND 16 OF SAID ORDINANCE, THENCE SOUTH 49 DEGREES 05 MINUTES 40 SECONDS WEST A DISTANCE OF 22.82 FEET, THENCE SOUTHWESTERLY ALONG A CURVED LINE TO WHICH THE LAST DESCRIBED COURSE IS TANGENT, CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 922.92 FEET A DISTANCE OF 36.73 FEET TO A POINT OF COMPOUND CURVE, THENCE CONTINUING SOUTHWESTERLY ALONG A CURVED LINE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 727.94 FEET A DISTANCE OF 98.91 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 9 AT A POINT ON SAID EXTENSION WHICH IS NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST A DISTANCE OF 29.38 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL 9, THENCE SOUTH 22 DEGREES 24 MINUTES 30 SECONDS EAST ALONG SAID NORTHWESTERLY EXTENSION AND ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL 9 A DISTANCE OF 46.97 FEET TO ANOTHER CORNER OF SAID PARCEL 9, THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 9 A DISTANCE OF 105.06 FEET TO A CORNER COMMON TO SAID PARCELS 9 AND 5 OF SAID ORDINANCE, THENCE SOUTH 39 DEGREES 30 MINUTES 25 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF PARCEL 5 DESCRIBED IN SAID ORDINANCE A DISTANCE OF 46.62 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 5 ON THE NORTHERLY DOCK

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TOTAL

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## Legal Description:

LINE OF THE CHICAGO RIVER, THENCE NORTH 48 DEGREES 44 MINUTES 55 SECONDS EAST ALONG SAID NORTHERLY DOCK LINE AS THE SAME IS DEFINED BY THE OFFICE OF THE HARBOR MASTER OF CHICAGO A DISTANCE OF 401.26 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID WATER LOT 14, THENCE NORTH 62 DEGREES 25 MINUTES 37 SECONDS EAST ALONG THE PRESENT DOCK LINE A DISTANCE OF 100.64 FEET TO THE INTERSECTION WITH THE WEST LINE OF NORTH RUSH STREET AS ESTABLISHED BY ORDINANCE PASSED MAY 27, 1955, THENCE NORTH 00 DEGREES 17 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID RUSH STREET A DISTANCE OF 104.51 FEET TO THE POINT OF BEGINNING.

## PARCEL 2.

A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMPRISING PARTS OF LOTS 8 TO 14 (BOTH INCLUSIVE), IN BLOCK 2 IN KINZIE'S ADDITION TO CHICAGO, TOGETHER WITH PART OF NEW EAST NORTH WATER STREET, OLD NORTH WATER STREET AND EAST KINZIE STREET ALL OF WHICH ARE ALSO PARTS OF VARIOUSLY NUMBERED PARCELS WHICH ARE DESCRIBED IN AN ORDINANCE "PROVIDING FOR THE CONSTRUCTION OF A BRIDGE ACROSS THE MAIN BRANCH OF THE CHICAGO RIVER AT NORTH WABASH AVENUE" PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO JULY 29, 1930 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR COOK COUNTY, ILLINOIS AS DOCUMENT 10774446 BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF PARCEL 17 (BEING ALSO THE EASTERLY LINE OF PARCEL 18) OF THE AFORESAID ORDINANCE WHICH IS 22.623 FEET SOUTHWESTERLY OF THE MOST NORTHERLY CORNER OF SAID PARCEL 18; THENCE SOUTH 32 DEGREES 10 MINUTES 50 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 17, ACROSS SAID LOT 14 IN BLOCK 2 AND ALONG THE SOUTHEASTERLY LINE OF PARCEL 14 OF THE AFORESAID ORDINANCE AND THE NORTHWESTERLY LINE OF PARCEL 16 OF THE AFORESAID ORDINANCE A DISTANCE OF 245.51 FEET TO THE POINT WHICH IS NORTH 32 DEGREES 10 MINUTES 50 SECONDS EAST DISTANT 44.04 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL 16; THENCE SOUTH 49 DEGREES 05 MINUTES 40 SECONDS WEST A DISTANCE OF 22.82 FEET; THENCE SOUTHWESTWARDLY ALONG A CURVED LINE TO WHICH THE LAST DESCRIBED COURSE IS TANGENT CONVEX TO THE SOUTH EAST AND HAVING A RADIUS OF 922.02 FEET A DISTANCE OF 36.73 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHWESTWARDLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 727.94 FEET A DISTANCE OF 29.91 FEET TO AN INTERSECTION WITH A NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF PARCEL 9 OF THE AFORESAID ORDINANCE AT A POINT ON SAID EXTENSION WHICH IS NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST DISTANT 29.38 FEET FROM THE MOST WESTERLY CORNER OF SAID PARCEL 9; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST ALONG THE SAID NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF SAID PARCEL 9 AND ALONG THE SOUTHWESTERLY LINE OF PARCEL 10 OF THE AFORESAID ORDINANCE A DISTANCE OF 72.674 FEET TO A CORNER OF SAID PARCEL 10; THENCE NORTH 32 DEGREES 10 MINUTES 50 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 10, A DISTANCE OF 30.005 FEET TO A POINT; THENCE NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST A DISTANCE OF 0.210 FEET TO THE SOUTHWESTERLY CORNER OF AN EXISTING STEEL COLUMN WITH FOLLOWING BEARINGS AND DISTANCES ALL MEASURED BETWEEN THE RESPECTIVE SOUTHWESTERLY CORNERS OF EXISTING STEEL COLUMNS; THENCE NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST A DISTANCE OF 37.266 FEET; THENCE NORTH 49 DEGREES 16 MINUTES 46 SECONDS EAST A DISTANCE OF 43.939 FEET; THENCE NORTH 47 DEGREES 48 MINUTES 32 SECONDS EAST A DISTANCE OF 42.497 FEET; THENCE NORTH 47 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 2.028 FEET; THENCE NORTH 47 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 51.473 FEET; THENCE NORTH 49 DEGREES 32 MINUTES 01 SECOND EAST A DISTANCE OF 32.526 FEET; THENCE NORTH 52 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 32.823 FEET; THENCE NORTH 59 DEGREES 51 MINUTES 39 SECONDS EAST A DISTANCE OF 43.893 FEET; THENCE NORTH 60 DEGREES 01 MINUTE 51 SECONDS EAST A DISTANCE OF 43.717 FEET; THENCE NORTH 60 DEGREES 01 MINUTE 51 SECONDS EAST A DISTANCE OF 3.973 FEET; TO THE POINT OF BEGINNING, (EXCEPT FROM THE AFORESAID PARCELS 1 AND 2 THE FOLLOWING PROPERTY DESCRIBED AS PARCEL "A" AND PARCEL "B":

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## Legal Description:

### PARCEL A:

ALL THAT CERTAIN PARCEL OF LAND CONSISTING OF A PART OF LOT 8 AND A PART OF LOT 9 IN BLOCK 2 TOGETHER WITH A PART OF VACATED NORTH WATER STREET ADJOINING SAID BLOCK 2, ALL IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STATE STREET AS RECOGNIZED IN THE WABASH AVENUE BRIDGE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 29, 1930 WITH THE PRESENT NORTHERLY DOCK LINE OF THE CHICAGO RIVER, AS RECOGNIZED IN SAID ORDINANCE, SAID POINT BEING SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST 475.69 FEET FROM THE NORTHWEST CORNER OF SAID BLOCK 2 OF KINZIE'S ADDITION TO CHICAGO; THENCE NORTH 63 DEGREES 02 MINUTES 40 SECONDS EAST ALONG SAID NORTHERLY DOCK LINE, 177.70 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST 68.58 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST 18.75 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST 4.25 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST 1.62 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST 45.38 FEET TO A POINT 131.61 FEET (MEASURED PERPENDICULARLY) EAST FROM SAID EAST LINE OF NORTH STATE STREET FOR A PLACE OF BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUING NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST, A DISTANCE OF 74.26 FEET; THENCE NORTH 32 DEGREES 10 MINUTES 50 SECONDS EAST, A DISTANCE OF 30.005 FEET; THENCE NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 8.210 FEET TO THE SOUTHWESTERLY CORNER OF AN EXISTING STEEL COLUMN; THENCE CONTINUING NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST, A DISTANCE OF 7.50 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST PARALLEL WITH THE AFORESAID EAST LINE OF NORTH STATE STREET, A DISTANCE OF 103.41 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

### PARCEL B:

ALL THAT CERTAIN PARCEL OF LAND CONSISTING OF A PART OF LOT 8 AND PART OF LOT 9 IN BLOCK 2 TOGETHER WITH PART OF VACATED NORTH WATER STREET ADJOINING SAID BLOCK 2, ALL IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STATE STREET AS RECOGNIZED IN THE WABASH AVENUE BRIDGE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON JULY 29, 1930 WITH THE PRESENT NORTHERLY DOCK LINE OF THE CHICAGO RIVER, AS RECOGNIZED IN SAID ORDINANCE, SAID POINT BEING SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST 475.69 FEET FROM THE NORTH WEST CORNER OF SAID BLOCK 2 OF KINZIE'S ADDITION TO CHICAGO, THENCE NORTH 63 DEGREES 02 MINUTES 40 SECONDS EAST ALONG SAID NORTHERLY DOCK LINE, 177.70 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST 68.58 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST, 18.75 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST, 4.25 FEET; THENCE NORTH 67 DEGREES 35 MINUTES 30 SECONDS EAST, 1.62 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST, 45.38 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 09 MINUTES 40 SECONDS EAST, 103.41 FEET; THENCE NORTH 53 DEGREES 26 MINUTES 39 SECONDS EAST, 5.22 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS WEST ALONG A LINE PARALLEL WITH AND 135.80 FEET (BY RECTANGULAR MEASUREMENT) EAST OF THE AFORESAID EAST LINE OF NORTH STATE STREET, 116.80 FEET; THENCE NORTH 22 DEGREES 24 MINUTES 30 SECONDS WEST, 10.91 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

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