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THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

Joel J Rhiner Jeffrey B. Charkow Stein, Ray & Conway 222 West Adams, Suite 1800 Chicago, Illinois 60606 (312) 641-3700

NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS COUNTY OF COOK

SS.

The claimant, Leopardo Companies, Inc. ("Leopardo"), an Illinois corporation, with an office at 401 North Michigan Avenue, Suite 1810, Chicago, Illinois 60611, hereby files its Notice and Claim for Mechanics Lien on the Real Estate (as hereinafter described) and on all funds held in connection with the improvements constructed on the Real Estate and against University of Chicago; Chicago NB NBA, Successor Trustee under Trust Agreement No. 9394 and the Baptist Theological Union (collectively, "Land Owners") and 55 East Monroe LLC ("LLC") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under the Land Owners or LLO, including, without limitation, the National Opinion Research Center, with offices at 55 East Monroe, 18th Floor, Chicago, Illinois 60606 ("NORC").

Leopardo states as follows:

1. Since prior to July 1, 1997, Land Owner and LLC have held interests as owners or otherwise in the Real Estate commonly known as 55 East Monroe, Chicago, Illinois, and legally described as:

PARCEL 1-"A":

LOTS 2 AND 3 IN BLOCK 4 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBERS:

17-15-103-001; 17-15-103-002; 17-15-103-003; 17-15-103-009

ADDRESS:

55 EAST MONROE, CHICAGO, ILLINOIS

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PARCEL 1-"B":

THE NORTH 54 FEET OF LOT 6 IN BLOCK 4 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF LOT 7 AND THAT PART OF LOT 6 LYING SOUTH OF THE NORTH 54 FEET THEREOF, (EXCEPT THE EAST 9 FEET OF SAID LOTS) IN PLOCK 4 IN FRACTIONAL SECTION 15, ADDITION TO CHICAGO, IN SECTION 15 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERICIAN. IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF LOT 7 AND SUBLOTS 1,2,3,4 AND 5 OF THE ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15; ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

in exchange for payment of the origina amount of Four Hundred Fifty Nine Thousand Six Hundred and Forty One Dollars and No Cents (\$459,641.00.00) subject to increase for additional or changed work (the "Contract").

- 2. As of July 18, 1997, Leopardo entered into a written contract with NORC under which Leopardo agreed to perform construction services as general contractor for improvements in Suite 1800 of the Real Estate.
- 3. The Contract was entered into by NORC and the work was performed by Leopardo with the knowledge and consent of LLC and/or Land Covners. Alternatively, LLC and/or Land Owners specifically authorized NORC and/or NORC's agents to enter into contracts for improvement of the Real Estate. Alternatively, LLC and/or Land Owners knowingly permitted NORC and/or NORC's agents to enter into contracts for the improvement of the Real Estate.
- 4. At the special instance and request of NORC, Leopardo furnished extra and additional materials and extra and additional labor for the improvement of the Real Estate to the extent and value of Fifty-Nine Thousand Five Hundred Seventy Nine Dollars and No Cents (\$59,579.00).

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As of the date hereof, there is due, unpaid and owing to Leopardo, after allowing credits for payments by NORC, the principal sum of One Hundred Six Thousand Two Hundred Forty Four Dollars and No Cents (\$106,244), for which, with interest, Leopardo claims a lien on the Real Estate.

LEOPARDO COMPANIES, INC.

Attorney and Agent

DOOR TO OF C THIS INSTRUMENT WAS PREPARED BY AND County Clark's Office AFTER RECORDING SHOULD BE RETURNED TO:

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STATE OF ILLINOIS)

1 SS.
COUNTY OF COOK)

I, Jeffrey B. Charkow, being first duly sworn on oath, depose and state that I am authorized as agent and attorney to execute this Notice and Claim For Mechanics Lien on behalf of Leopardo, that I have read the foregoing Notice and Claim For Mechanics Lien and know the contents thereof, and that the statements contained therein are true.

Jeffrey B. Charkow

T Clart's Office

SUBSCRIBED AND SWORN TO before me this 16th day of January, 1998.

Notary Public

OFFICIAL SEAL
JODIE MATHEWS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/21/89

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