# UNOFFICIAL COMMISSION OF THE PROPERTY OF THE P

## CONTRACTOR'S NOTICE AND CLAIM FOR LIEN

Doc#: 1012734061 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/07/2010 11:09 AM Pg: 1 of 4

STATE OF ILLINOIS	}
	} <b>SS</b>
COUNTY OF COOK	}

The Albergo Karambinis Mechanical Group, Inc., of 7544 West Oakton Street, Village of Niles, County of Cook, State of Illinois ("Claimant"), hereby files notice and claim for iten against 55 E. Washington Development II, LLC, of 55 E. Washington Street, Chicago, Illinois ("Washington Development II"), Pittsfield Development LLC of 5151 Collins Avenue Ste 1023, Miami Beach Florida ("Pittsfield") currently the owner of floors 13-21, Pittsfield Residential II, LLC of 5151 Collins Avenue Ste 1023, Miami Beach Florida ("Pittsfield II") currently the owner of floors 9-12 and First Bank ("Lender"), and states:

That on May 15, 2009, Pittsfield owned floors 9-12 of the building ("Building") and Pittsfield and Washington Levelopment II owned some or all of the remaining portions of the Building and land ("Land") in the County of Cook, State of Illinois, described as follows:

### SEE LEGAL DESCRIPTION ATT ACHED AS EXHIBIT A

Permanent Real Estate Index Number(s): 17-10-312-001-0000

Address of Premises: 55 E. Washington Street Chicago, Illinois

That on or about May 15, 2009, Claimant made a contract with Washington Development II (Washington Development II may be the centract purchaser from Pittsfield, Pittsfield's Tenant, Pittsfield Agent or One "Knowingly Permitted" by Pittsfield to enter into the contract), to provide labor and materials for the plumbing for floors 9-12 of the Building, including but not limited to, demolition of exist ng rough and trim, cap off of existing piping, coring, stacks, pipe covering, installation of fixtures, faucets, sinks, water closets and fire caulk for the sum of \$1,290,000 and on March 26, 2010 completed all required to be done by said contract.

That at the special insistence and request of Washington Development II, the Claimant furnished extra and additional materials and extra and additional labor, including but not limited to, installation of supply and return piping and boiler room and cooling tower work at the Building to the value of \$120,000 and completed same on March 26, 2010.

That on or about November 13, 2009 Pittsfield deeded by quitclaim deed all or part of its interest in the Building and Land to Pittsfield II; Washington Development II may be the contract purchaser from Pittsfield II.

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## **UNOFFICIAL COPY**

That Washington Development II is entitled to a credits in the amount of \$8000, leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of \$1,402,000 for which, with interest the Claimant claims a lien on said Building, Land and improvements.

Albergo Karambinis Mechanical Group, Inc.,

By bine	
Its: President	

Send to:

Marty J. Schwar(z, 70 W. Madison, Suite 4500, Chicago, IL 60602

State of Illinois County of Cook SS

The affiants, George Kerambinis, Jay Albergo and Bill Karambinis, being first duly sworn, on oath depose and say that they are officers or authorized agents of Albergo Karambinis Mechanical Group, Inc., the Claimant; that they have read the foregoing notice and claim for lien and know the contents thereof; and that all the statements therein contained are true.

George Karambinis

Jay Albergo

Bill Karambinis

Subscribed and sworn to before me this

day of W\lu

Notary Public

OFFICIAL SEAL
KRISTEN M REGNAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/30/10

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#### **LEGAL DESCRIPTION:**

#### 9th FLOOR:

THAT PART OF LOTS 13, 14 AND THE NORTH 24 FEET OF LOT 12 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEY. A TION +114.29 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +126.46 FEET (CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

KNOWN AS: SEF. WASHINGTON STREET, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBER: 17 - 10 - 312 - 001 - 0000

AREA = 19,581 SQ. FT. OR 6.450 ACRE (LOTS 13, 14 & 15)

BUILDING AREA= 16,631 SQ. ET

#### 10th FLOOR:

THAT PART OF LOTS 13, 14 AND THE NORTH 24 FEET OF LOT 12 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 29 FORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTIC SLARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +126.46 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +138.63 FEET (CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

KNOWN AS: 55 E. WASHINGTON STREET, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBER: 17 - 10 - 312 - 001 - 0000

AREA = 19,581 SQ. FT. OR 0.450 ACRE (LOTS 13, 14 & 15)

BUILDING AREA = 16,631 SQ. FT.

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## **UNOFFICIAL COPY**

#### 11th FLOOR

THAT PART OF LOTS 13, 14 AND THE NORTH 24 FEET OF LOT 12 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +138.63 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +150.80 FEET (CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

KNOWN AS: 55 E WASHINGTON STREET, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBER: 17 - 10 - 312 - 001 - 0000

AREA = 19,581 SQ. FT. OF. 0.450 ACRE (LOTS 13, 14 & 15)

BUILDING AREA= 16,631 SQ. FT.

#### 12th FLOOR:

THAT PART OF LOTS 13, 14 AND THE NORT 124 FEET OF LOT 12 IN BLOCK 15 IN FORT DEARBORN ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION +150.80 FEET (CHICAGO CITY DATUM) AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION +162.97 FEET (CHICAGO CITY DATUM), IN COOK COUNTY, ILLINOIS.

KNOWN AS: 55 E. WASHINGTON STREET, CHICAGO, ILLINOIS.

PERMANENT INDEX NUMBER: 17 - 10 - 312 - 001 - 0000

AREA = 19,581 SQ. FT. OR 0.450 ACRE (LOTS 13, 14 & 15)

BUILDING AREA = 16,631 SQ. FT.