### 

MECHANIC'S LIEN: CLAIM

STATE OF ILLINOIS

**COUNTY OF Cook** 

PELLEGRINI PLUMBING, LLC

**CLAIMANT** 

-VS-

Piedmont - Chicago Center Owner, LLC f/k/a Wells Reit-Chicago Center Owner, LLC Princess Jelu LLC d/b/a Frechii Piedmont Office Realty Trust, Inc.
Jones Lang LaSalle Americas (Illinois), L.P.
WEISS BUILDERS & DESIGN, LLC

### **DEFENDANT(S)**

The claimant, PELLEGRINI PLUMBING, LLC of Homer Glen, IL 60491, County of Will, hereby files a claim for lien against WEISS BUILDERS & DESIGN, LLC, contractor of 13400 S. Route 59, Suite 116-325, Plainfield, State of IL and Piedmont - Chicago Center Owner, LLC f/k/a Wells Reit-Chicago Center Owner, LLC Johns Creek, GA 30097 Piedmont Office Realty Trust, Inc. Chicago, IL 60601 {hereinafter collectively referred to as "owner(s)"} and Jones Lang LaSalio Americas (Illinois), L.P. (Property Manager) Chicago, IL 60601 and Princess Jelu LLC d/b/a Fresini (Party in Interest) Chicago, IL 60625 and states:

That on or about 06/25/2014, the owner(s) owned the following described lart in the County of Cook, State of Illinois to wit:

Street Address:

AON Building - Freshii 200 E. Randolph Street Chicago, IL 60/325:

A/K/A:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

A/K/A:

TAX # 17-10-316-027

and WEISS BUILDERS & DESIGN, LLC was the owner's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about 06/25/2014, said contractor made a subcontract with the claimant to provide labor and material for plumbing work for and in said improvement, and that on or about 11/24/2014 the claimant completed thereunder all that was required to be done by said contract.

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The following amounts are due on said contract:

Contract \$33,712.00 Extras/Change Orders \$0.00 Credits \$0.00 **Payments** \$27,500.00

leaving due, unpaid and owing to the claimant after allowing all credits, the sum of Six Thousand Two Hundred Twelve and no Tenths (\$6,212.00) Dollars, for which, with interest, the Claimant claims a lien on said land, beneficial interests, if any, recorded or unrecorded leasehold interest, if any, and improvements, and on the moneys or other considerations due or to become due from said contractor and/or owner under said contract.

To the extent permitted by law, all waivers of lien heretofore given by claimant, if any, in order to induce payment not received are hereby levoked. Acceptance of payment by claimant of part, but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

IN WITNESS WHEREOF, the undersigned has signed this instrument on February 12, 2015.

PELLEGRINI PLUMBING, LLC

Prepared By:

PELLEGRINI PLUMBING, LLC 15737 S. Bell Road Ste. B

Homer Glen, IL 60491

Daniel Pellegrini

VERIFICATION

State of Illinois

County of Will

Clort's Office The affiant, Daniel Pellegrini, being first duly sworn, on oath deposes and says that the affiant is Vice President of the claimant; that the affiant has read the foregoing claim for lien and knows the contents thereof; and that all

the statements therein contained are true.

Daniel Pellegrini Vice President

Subscribed and sworn to

before me this February 12, 2015.

Notary Public's Signature

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OFFICIAL SEAL JOHN F. VARGA JR. NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires November 17, 2018

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### EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

A PARCEL OF LAND, BEING A PART OF THE LANDS LYING EAST OF AND ADJACENT TO THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; INCLUDED WITHIN FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PARCEL OF LAND IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNI G AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STETSON AVENUE, AS SHOWN AND DEFINED ON THE PLAT TITLED "PLAT OF MID-AMERICA, A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION", AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS ON NOVEMBER 20, 1957 AS DOCUMENT 17069914, WITH THE NORTH LINE EXTENDED EAST, OF EAST RANDOLI'H STREET; THENCE NORTH ALONG SAID EAST LINE OF NORTH STETSON AVENUE, BEING A LINE WHICH IS 451.50 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE OF NORTH BEAUBIEN COURT, A DISTANCE OF 386.193 FEET: THENCE EAST, ALONG A LINE. WHICH IS PERPENDICULAR TO SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 332.541 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 28.284 FEET TO A PUDIT, WHICH IS 352.541 FEET, MEASURED PERPENDICULARLY EAST FROM SAID EAST LINE OF NORTH STETSON AVENUE, AND 20.00 FEET, MEASURED PERPENDICULARLY, SOUTH FROM SAID LAST DESCRIBED COURSE EXTENDED EAST; THENCE SOUTH ALONG A LINE, WHICH IS 352.541 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 369.9 3 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF EAST RANDOLPH STREET, FXTENDED EAST; THENCE WEST ALONG SAID NORTH LINE OF EAST RANDOLPH STREET, EXTENDED EAST, A DISTANCE OF 352.561 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE WEST 22.00 FEET OF SAID PARCEL OF LAND, THAT PART THERFOF, WHICH LIES BELOW AND EXTENDS DOWNWARD FROM A HORIZONTAL PLANT, HAVING AN ELEVATION OF 12.50 FEET ABOVE THE CHICAGO CITY DATUM, BEING THAT PART OF SAID PARCEL OF LAND DEDICATED FOR SUBWAY PURPOSES BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON FEBRUARY 25, 1972 AS DOCUMENT 21817981).

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### PARCEL 2:

A CERTAIN PARCEL OF LAND LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL COMPRISING THAT PART OF THE SOUTH 1/2 OF EAST LAKE STREET, LYING BETWEEN THE EASTERLY LINE OF NORTH STETSON AVENUE AND THE WESTERLY LINE OF NORTH COLUMBUS DRIVE, AS DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON SEPTEMBER 17, 1969 RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 10, 1970 AS DOCUMENT 21132412, ("1969 AMENDATORY LAKE FRONT ORDINANCE") SAID PARCEL, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STETSON AVENUE, AS SHOWN AND DEFINED ON THE PLAT TITLED "PLAT OF MID-AMERICA, A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION", AND RECORDED IN THE CIFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 20, 195 / AS DOCUMENT 17069914, WITH THE NORTH LINE EXTENDED EAST, OF EAST RANDOLYH STREET; THENCE NORTH ALONG SAID EAST LINE OF NORTH STETSON AVENUE, DFING A LINE WHICH IS 451.50 FEET, MEASURED PERPENDICULARLY, EAST FROM AND PARALLEL WITH THE EAST LINE OF NORTH BEAUBIEN COURT, A DISTANCE O: 38 5.193 FEET FOR A POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH ALONG THE EAST LINE OF NORTH STETSON AVENUE, EXTENDED NORTH, A DISTANCE OF 37 FEET; THENCE EAST ALONG A LINE, WHICH IS PERPENDICULAR TO SAID EAST LINE OF NORTH STETSON AVENUE EXTENDED, A DISTANCE OF 352.54' FEET; THENCE SOUTH AND PARALLEL WITH SAID EAST LINE OF NORTH STETSON AVENUE EXTENDED, A DISTANCE OF 57.00 FEET; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO A POINT 332.541 FEET, EASTERLY OF AND PERPENDICULAR TO THE FOINT OF BEGINNING ON THE NORTH LINE OF THE PREMISES CONVEYED IN DEED DATED OCTOBER 2, 1969 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20977373; THENCE WEST ALONG SAID NORTH LINE 332.541 FEET TO THE POINT OF BEGINNING, ALL OF SAID PROPERTY BEING PART OF THE LANDS LYING EAST OF AND ADJACENT TO THAT PART OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; INCLUDED WITHIN FORT DEARBORN ALD TION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE PORTION OF THE ABOVE DESCRIBED PROPERTY DEDICATED TO THE CITY OF CHICAGO FOR STREET PURPOSES PURSUANT TO THE 1969 AMENDATORY LAKEFRONT ORDINANCE, WHICH EXCEPTED PORTION LIES BELOW A PLANE EXTENDING HORIZONTALLY NORTHWARD FROM THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY, THE PROFILE OF WHICH PLANE AS VIEWED FROM THE SOUTH) IS DESCRIBED AS FOLLOWS:

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BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH COLUMBUS DRIVE WITH THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL (SAID SOUTH LINE BEING COINCIDENTAL WITH THE CENTERLINE OF EAST LAKE STREET, 74.00 FEET WIDE) SAID POINT BEING AT AN ELEVATION OF 41.360 FEET ABOVE CHICAGO CITY DATUM; THENCE WEST ON A STRAIGHT INCLINED LINE TO A POINT OF VERTICAL CURVE, WHICH IS 100.54 FEET, MEASURED HORIZONTALLY, FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE, SAID POINT BEING AT AN ELEVATION OF 42.121 FEET ABOVE THE CHICAGO CITY DATUM; THENCE WEST ALONG A 100.00 FOOT VERTICAL (PARABOLIC) CURVE, THE TANGENT LINES OF WHICH INTERSECT AT A POINT 150.54 FEET, MEASURED HORIZONTALLY, WEST FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE AT AN ELEVATION OF 42,500 FEET ABOVE THE CHICAGO CITY DATUM, TO THE POINT OF TANGENCY OF SAID VERTICAL CURVE, WHICH IS 200.54 FEET, MEASURED HORIZONTALLY, WEST FROM SAID WEST LINE OF NORTH COLUMDUS DRIVE, SAID POINT OF TANGENCY BEING AT AN ELEVATION OF 41.805 FEET ABOVE THE CHICAGO CITY DATUM: THENCE WEST ON A STRAIGHT INCLINED LINE TO A POINT OF VERTICAL CURVE, WHICH IS 305.54 FEET, MEASURED HORIZONTALLY, FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE, SAID POINT OF VERTICAL CURVE BEING AT AN ELEVATION OF 40.347 FEET ABOVE THE CHICAGO CITY DATUM; THENC : WIST ALONG A 50.00 FOOT VERTICAL (PARABOLIC) CURVE, A DISTANCE OF 47.001 FEET, MEASURED HORIZONTALLY TO THE EAST LINE OF NORTH STETSON AVENUE EXTENLIED SAID POINT ON THE VERTICAL CURVE, BEING AT AN ELEVATION OF 40.001 FEET ABOVE THE CHICAGO CITY DATUM, THE TANGENT LINES OF SAID VERTICAL CURVE INTERSECT AT A POINT 330.54 FEET, MEASURED HORIZONTALLY, WEST FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE AT AN ELEVATION 40.000 FEET ABOVE THE CHICAGO CITY DATUM AND THE POINT OF TANGENCY OF SAID VERTICAL CURVE BEING 355.54 FEET, MEASURED HORIZONTALLY, WEST FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE, AT AN ELEVATION OF 40,000 FEET ABOVE THE CHICAGO CITY DATUM).

#### PARCEL 3:

A CERTAIN PARCEL OF LAND LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING THE WHO! 3 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL COMPRISING THAT PART OF THE NORTH 1/2 OF EAST LAKE STREET, LYING BETWEEN THE EASTERLY LINE OF NORTH STETSON AVENUE AND THE WESTERLY LINE OF NORTH COLUMBUS DRIVE, AS DEFINED IN THE AMENDATORY LAKE FRONT ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON SEPTEMBER 17, 1969 RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 10, 1970 AS DOCUMENT 21 132412 ("1969 AMENDATORY LAKE FRONT ORDINANCE"), SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH STETSON AVENUE, 74.00 FEET WIDE, AS SAID NORTH STETSON AVENUE IS SHOWN AND DEFINED ON THE PLAT TITLED "PLAT OF MID-AMERICA, A RESUBDIVISION OF THE PRUDENTIAL AND ILLINOIS CENTRAL SUBDIVISION" AND RECORDED IN THE

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RECORDER'S OFFICE OF SAID COOK COUNTY, ILLINOIS ON NOVEMBER 20, 1957 AS DOCUMENT 17069914, WITH THE NORTH LINE OF EAST LAKE STREET, 74.00 FEET WIDE, AS SAID EAST LAKE STREET IS DEFINED IN THE 1969 AMENDATORY LAKE FRONT ORDINANCE (SAID POINT OF INTERSECTION BEING 460.193 FEET MEASURED ALONG SAID EAST LINE OF NORTH STETSON AVENUE NORTH FROM THE POINT OF INTERSECTION OF SAID EAST LINE WITH THE NORTH LINE, EXTENDED EAST OF EAST RANDOLPH STREET); THENCE SOUTH ALONG SAID EAST LINE OF NORTH STETSON AVENUE, A DISTANCE OF 37.00 FEET TO THE NORTHERLY LINE OF THE PROPERTY CONVEYED TO STANDARD OIL COMPANY, AN INDIANA CORPORATION BY DEED DATED OCTOBER 2, 1969 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 20977375; THENCE EAST ALONG A LINE PERPENDICULAR TO SAID EAST LINE OF NORTH STETSON AVENUE, (SAID PERPENDICULAR LINE BEING THE NORTH LINE OF THE PROPERTY CONVEYED TO STANDARI) OIL COMPANY, AN INDIANA CORPORATION BY DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 20977375), A DISTANCE OF 352.541 FEET TO AN INTERSECTION WITH THE WEST LINE OF NORTH COLUMBUS DRIVE, AS SAID NORTH COLUMBUS DRIY E WAS DEDICATED AND CONVEYED TO THE CITY OF CHICAGO BY INSTRUMENT RECORDED IN SAID RECORDER'S OFFICE ON JUNE 5, 1973 AS DOCUMENT 2192561: THENCE NORTH ALONG SAID WEST LINE OF NORTH COLUMBUS DRIVE, A DISTANCE OF 37.00 FEET TO THE SOUTH LINE OF THE ADJOINING PROPERTY; THEN'S WEST ALONG A LINE, WHICH IS PERPENDICULAR TO SAID EAST LINE OF NORTH STITSON AVENUE, A DISTANCE OF 352.541 FEET TO THE POINT OF BEGINNING, (EXCEPT THE FORTION OF THE ABOVE DESCRIBED PROPERTY DEDICATED TO THE CITY OF CHICAGO FOR STREET PURPOSES PURSUANT TO THE 1969 AMENDATORY LAKEFRONT ORDINANCE, WHICH EXCEPTED PORTION LIES BELOW A PLANE EXTENDING HORIZONTALLY NORTHWARD FROM THE SOUTH LINE OF THE ABOVE DESCRIBED PROPERTY, THE PROFILE OF WHICH PLANE (AS VIEWED FROM THE SOUTH) IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF NORTH COLUMBUS DRIVE, WITH THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL (SAID SOUTH LINE BEING COINCIDENTAL WITH THE CENTERLINE OF EAST LAKE STREET, 74.00 FEET WIDE) SAID POINT BEING AT AN ELEVATION OF \$1.360 FEET ABOVE THE CHICAGO CITY DATUM; THENCE WEST ON A STRAIGHT INCLINED LINE TO A POINT OF VERTICAL CURVE, WHICH IS 100.54 FEET, MEASURED HORIZON FATLY, FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE, SAID POINT BEING AT AN FLEVATION OF 42.121 FEET ABOVE THE CHICAGO CITY DATUM; THENCE WEST ALONG A 100.00 FOOT VERTICAL (PARABOLIC) CURVE, THE TANGENT LINES OF WHICH INTERSECT AT A POINT 150.54 FEET, MEASURED HORIZONTALLY, WEST FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE AT AN ELEVATION OF 42.500 FEET ABOVE THE CHICAGO CITY DATUM, TO THE POINT OF TANGENCY OF SAID VERTICAL CURVE, WHICH IS 200.54 FEET, MEASURED HORIZONTALLY, WEST FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE, SAID POINT OF TANGENCY BEING AT AN ELEVATION OF 41.805 FEET ABOVE THE CHICAGO CITY DATUM; THENCE WEST ON A STRAIGHT INCLINED LINE TO A POINT OF VERTICAL CURVE, WHICH IS 305.54 FEET, MEASURED HORIZONTALLY, FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE, SAID POINT OF VERTICAL CURVE BEING AT AN ELEVATION OF 40.347 FEET ABOVE THE CHICAGO

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CITY DATUM; THENCE WEST ALONG A 50.00 FOOT VERTICAL (PARABOLIC) CURVE, A DISTANCE OF 47.001 FEET MEASURED HORIZONTALLY TO THE EAST LINE, OF NORTH STETSON AVENUE EXTENDED, SAID POINT ON THE VERTICAL CURVE, BEING AT AN ELEVATION OF 40.001 FEET ABOVE THE CHICAGO CITY DATUM, THE TANGENT LINES OF SAID VERTICAL CURVE INTERSECT AT A POINT 330.54 FEET, MEASURED HORIZONTALLY, WEST FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE AT AN ELEVATION OF 40.000 FEET ABOVE THE CHICAGO CITY DATUM AND THE POINT OF TANGENCY OF SAID VERTICAL CURVE BEING 355.54 FEET, MEASURED HORIZONTALLY, WEST FROM SAID WEST LINE OF NORTH COLUMBUS DRIVE, AT AN ELEVATION OF 40.000 FEET ABOVE THE CHICAGO CITY DATUM)

### PARCEL 4:

EASEMENT IN FAVOR OF PARCELS 1, 2 AND 3 AS CREATED BY THAT CERTAIN CROSS EASEMENT AND OPERATING AGREEMENT DATED AS OF DECEMBER 14, 1990 BY AND BETWEEN PRUDENTIAL PLAZA ASSOCIATES, AN ILLINOIS JOINT VENTURE, AND AMPROP FINANCE COMPANY, AN INDIANA CORPORATION, A MEMORANDUM OF WHICH WAS RECORDED MAY 24, 1991 AS DOCUMENT 91248078, FOR USE OF THE "EASEMENT CORRIDOR" AND THE "BRIDGE" AS "EASEMENT CORRIDOR" AND "BRIDGE" ARE DEFINED THEREIN; FOR ACCESS, INGRESS AND EGRESS OF PEDESTRIAN TRAFFIC; FOR INSTALLATION AND MAINTENANCE OF UTILITY FACILITIES, FIBER OPTIC CABLLS AND CONDUITS, TELECOMMUNICATION CABLES AND CONDUITS, AND MAIL CONVEYOR SYSTEM CABLES AND CONDUITS; FOR CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, REPAIR AND IMPROVEMENTS TO THE BRIDGE STRUCTURE; AND FOR OTHER PURPOSES; SAID EASEMENTS AND OTHER RIGHTS ARE MORE PARTICULARLY DEFINED IN SAID CROSS EASEMENT AND OPERATING AGREEMENT, OVER, UPON AND ACROSS THE AREAS THEREIN DESIGNATED, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 200 E. Randolph Street, Chicago, IL 60601

P.I.N. 17-10-316-027-0000