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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 1:03 PM Pg: 1 of 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

IN THE OFFICE OF THE
COUNTY CLERK/RECORDER,
COOK COUNTY, ILLINOIS

ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The Claimant, von Weise Associates LLC, an Illinois limited liability company with an office located at 1049 N. Ashland Avenue, Chicago, IL 60622 (the "Claimant"), hereby asserts an Original Contractor's Claim for Mechanics Lien (the "Lien") against the below-described Property; Neighborhood Little Italy, LLC, a Delaware limited liability company with an address at 167 N. Green Street, Fourth Floor, Chicago, IL, 60607 (the "Owner"); Jonathan Gordon and Experiential Capital Group, LLC and TIPS Experiential HOF Investor, LLC (collectively, the "Owner-Related Parties"); Inland Bank and Trust, an Illinois state chartered banking institution (the "Lender"); JCQC, LLC (a/k/a Tous Les Jours Bakery, the "Tenant"); The Edge Construction Company, Inc.; World of Doors, LLC; Bernardo Rodriguez; Air Stream Mechanical Inc.; and all other persons or entities having or claiming an interest in the Property, including any and all Unknown Owners, Non-Record Claimants, and Unknown Necessary Parties, and states:

1. Since on or about October 6, 2021, and at all times relevant, the Owner owned and/or held legal title to the following described real estate (including all land and improvements thereon) in the County of Cook, State of Illinois, commonly known as 1431 West Taylor Street, Chicago, IL, 60607, having permanent index numbers (PIN) 17-17-325-012-0000 and 17-17-325-036-0000, and as described in the legal description attached as Exhibit A (the "Property").

2. On or about November 4, 2021, the Claimant, an architecture firm, entered into a contract for improvement of the Property in the form of AIA Document B101-2017, Standard

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Form of Agreement Between Owner and Architect (the "Contract"), in which the Claimant agreed to provide architectural and engineering services for the renovation of an existing building into a hotel and other improvements, and in which the Owner agreed to compensate the Claimant the stipulated sum of \$260,000.00 for its services plus reimbursement of certain expenses including the fees of the Claimant's engineering and other consultants.

3. Thereafter, the Claimant and the Owner mutually agreed that the Claimant will provide additional services, including architecture and MEP/FP design services for the necessary infrastructure and space delineation for a tenant buildout on the first floor and basement, and additional construction administration phase services, and other additional services.

4. The Claimant satisfactorily performed all of its required duties, the Claimant's last date of work for which it claims a Lien being February 23, 2024.

5. The Claimant performed not less than \$405,584.62 in services under the Contract, inclusive of additional services, incurred reimbursable expenses under the Contract of \$115,431.34 and improved all lots, units, parcels, and interests comprising the Property with the knowledge and consent of the Owner. At all times relevant, the Claimant performed its services with the full knowledge, authorization, express consent, and special insistence of the Owner-Related Parties, which knowingly permitted and accepted and requested said services to be performed.

6. To this date, the Claimant has been paid \$459,179.48 (including \$1,782.05 interest on outstanding invoices) and the Owner is entitled to credits in the amount of \$0.00, leaving due, unpaid and owing to the Claimant, after allowing all credits, the principal sum of \$63,618.53, for which, with interest, and attorneys fees' and costs, the Claimant claims a Lien on the Property.

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

von Weise Associates LLC

Dated: 04.16.2024

By: _____

Charles von Weise, as Manager and authorized signatory of von Weise Associates LLC

This instrument was prepared by and after recording should be mailed to:

Jeremy S. Baker
Baker Law Group LLC
790 Estate Drive, Suite 200
Deerfield, Illinois, 60015

PIN Numbers: 17-17-325-012-0000 and 17-17-325-036-0000

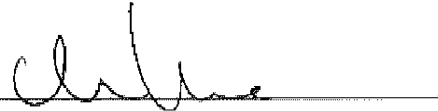
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VERIFICATION BY AFFIDAVIT

Charles von Weise, being first duly sworn on oath, deposes and states under penalty of perjury that he is the Manager and authorized signatory of von Weise Associates LLC, the Claimant, that he has read the foregoing Original Contractor's Claim for Mechanics' Lien and knows the contents thereof; and that all of the statements therein are true and correct.

Date: 04.16.2024



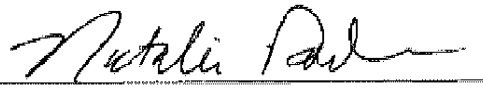
Charles von Weise, as Manager and authorized signatory of von Weise Associates LLC

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I, Natalie Pastor, a notary public in and for the County of Cook, State of Illinois, do hereby certify that Charles von Weise, as Manager and authorized signatory of von Weise Associates LLC, personally known to me to be the same person whose name is subscribed above, appeared before me this day in person and acknowledged that he signed and sealed the Original Contractor's Claim for Mechanics' Lien as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16 day of April, 2024

My commission expires: 3/29/25



Notary Public



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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 17-17-325-012-0000 and 17-17-325-036-0000

LOT 9, 10 AND 11 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office