

CLAIM FOR MECHANICS LIEN



STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

The Claimant, PRIME GROUP REALTY SERVICES, INC., doing business as PGT CONSTRUCTION CO., a Maryland corporation (the "Claimant"), with an address at 180 North LaSalle Street, Suite 1201, Chicago, Illinois 60601, hereby files a claim for mechanics lien on the Real Estate (as hereinafter described) and against the interest of the following entities in the Real Estate:

(the "Owners"):

- ONE FINANCIAL PLACE PARTNERSHIP; and
- FINANCIAL PLACE 1994 LIMITED PARTNERSHIP (as a general partner); and
- OFF CORPORATION (as a general partner); and
- AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST NO. 57320
440 SOUTH LASALLE STREET
CHICAGO, ILLINOIS 60605

(the "Tenant"):

- ANB AMRO
440 SOUTH LASALLE STREET
CHICAGO, ILLINOIS 60605

and any person claiming an interest in the Real Estate by, through, or under the Owners and/or the Tenant.

The Claimant states as follows:

1. During April, 1999, and at all relevant times thereafter, to the actual knowledge of the Claimant, the Owners (directly or indirectly) owned the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as 440 SOUTH LASALLE STREET, CHICAGO, ILLINOIS 60605, the underlying real estate of which is legally described as follows:

(SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF)

The Permanent Real Estate Tax Numbers are: 17-16-242-18-0000; 17-16-242-22-0000; 17-16-242-19-0000; 17-16-242-20-0000; 17-16-242-23-0000; and 17-16-242-24-0000.

2. During April, 1999, the Claimant, with the knowledge, authorization and consent of the Owners and the Tenant, performed certain general construction and renovation services and made certain improvements to and upon the Real Estate, including, without limitation, providing certain materials and labor to perform general contracting work and build out of office space for the sum of \$148,448.00.


3. The Claimant last performed the foregoing work on May 28, 1999.

4. As of the date hereof, there is due, unpaid, and owing to the Claimant, after allowing all credits, the principal sum of \$42,223.00, which principal amount bears interest at the statutory rate. The Claimant claims a mechanics lien on the Real Estate (including all land and improvements thereon) in the amount of \$42,223.00, plus interest.

Dated: September 24, 1999

Prime Group Realty Services, Inc.,
doing business as PGT Construction
Co., a Maryland corporation



By: 
John O. Wilson
President

This Document Has Been Prepared By
And After Recording Return To:
Michael J. Moran
Prime Group Realty Trust
77 West Wacker Drive, Suite 3900
Chicago, Illinois 60661

PROPERTY OF COOK COUNTY CLERK'S OFFICE

EXHIBIT A**PARCEL 1:**

That part of Peter Temple's Subdivision of Block 99, and that part of the Subdivision of Block 114 (taken as a tract, including vacated alleys) all in the School Section Addition to Chicago, in the Northeast 1/4 of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian described as follows: Commencing at the Northeast corner of Lot 3 in the aforesaid Subdivision of Block 114; thence South 0 Degrees 00 Minutes 23 Seconds East (along the East line of Lots 3, 4, 9, 10 and 15 in said Subdivision of Block 114) a distance of 232.32 feet to the point of beginning of the tract herein described; thence South 0 Degrees 00 Minutes 23 Seconds East (along the East line of Lots 15, 16, 21 and 22 in said Subdivision of Block 114) a distance of 133.22 feet to a point on the East line of Lot 22 which is 31.98 feet Northerly of the Southeast corner of said lot; thence South 89 Degrees 55 Minutes 58 Seconds West, a distance of 215.15 feet to a point on the West line of Lot 24 in Peter Temple's Subdivision of Block 99 which is 31.18 feet Northerly of the Southwest corner of said lot; thence North 0 Degrees 01 Minutes 21 Seconds West (along the West line of Lots 24, 19, 18 and 13 in the aforesaid Peter Temple's Subdivision of Block 99) a distance of 134.17 feet to a point on the West line of Lot 13 which is 232.32 feet Southerly of the Northwesterly corner of Lot 1 in the aforesaid Peter Temple's Subdivision; thence South 89 Degrees 48 Minutes 42 Seconds East (along a line drawn parallel with the North line of Lot 3 in said Subdivision of Block 114 and also parallel with the North line of Lot 1 in the aforesaid Peter Temple's subdivision of Block 99) a distance of 215.19 feet to the hereinabove described point of beginning, in Cook County, Illinois.

PARCEL 2:

That part of Peter Temple's Subdivision of Block 99, that part of the Subdivision of Block 114, that part of George Merrill's Subdivision of Block 100, and that part of T.G. Wright's Subdivision of Block 113 (taken as a tract, including vacated alleys) all in the School Section Addition to Chicago, in the Northeast 1/4 of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian described as follows: Beginning at a point on the East line of Lot 22 in the subdivision of Block 114 which is 31.98 feet Northerly of the Southeast corner thereof; thence South 0 Degrees 00 Minutes 23 Seconds East 31.98 feet to the Southeast corner of said Lot 22; thence South 89 Degrees 51 Minutes 16 Seconds East, along the North line of Lot 1 in T.G. Wright's Subdivision of Block 113, a distance of 0.14 feet to the Northeast corner of said Lot; thence South 0 Degrees 05 Minutes 33 Seconds West, along the East line of Lots 1 and 6 in the aforesaid T.G. Wright's Subdivision of Block 113, a distance of 94.83 feet; thence South 89 Degrees 55 Minutes 40 Seconds West, a distance of 210.30 feet to a point on the West line of Lot 23 in George Merrill's Subdivision of Block 100 which is 95.63 feet Southerly of the Northwest corner of Lot 24 in said subdivision; thence North 0 Degrees 02 Minutes 20 Seconds West, along the

West lines of the aforesaid Lots 23 and 24, a distance of 95.63 feet to the Northwest corner of said Lot 24 in George Merrill's Subdivision of Block 100; thence North 89 Degrees 51 Minutes 16 Seconds West, along the South line of Lot 24 in Peter Temple's subdivision of Block 99, a distance of 4.77 feet to the Southwest corner of said lot; thence North 0 Degrees 01 Minutes 21 Seconds West, along the West line of the aforesaid Lot 24, a distance of 31.18 feet; thence North 89 Degrees 55 Minutes 58 Seconds East, a distance of 215.15 feet to the hereinabove described point of beginning, in Cook County, Illinois.

PARCEL 3:

Easement for the benefit of Parcel 1, aforesaid, as set forth in Paragraph 1B of the Grant of Easements executed by The Penn Central Corporation, et al, dated April 3, 1981 and recorded as Document No. 26,017,406, as amended by Document 26,382,162, for the purpose of pedestrian ingress and egress on, over and through and enclosed corridor, at least 20 feet wide, along the geographic center (plus or minus 5 feet) on a straight line from the North boundary line to the South boundary line of the following described real estate located North of and adjoining the land, said corridor to be in the "CBOE Building" and any improvements constructed on said adjoining land from time to time:

That part of Peter Temple's Subdivision of Block 99, and that part of the Subdivision of Block 114 (taken as a tract, including vacated alleys) all in the School Section Addition to Chicago, in the Northeast 1/4 of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian described as follows: Beginning at the Northeast corner of Lot 3 in the aforesaid Subdivision of Block 114; thence South 0 Degrees 00 Minutes 23 Seconds East (along the East line of Lots 3, 4, 9, 10 and 15 in said Subdivision of Block 114) a distance of 232.32 feet; thence North 89 Degrees 48 Minutes 43 Seconds West (along a line drawn parallel with the North line of Lot 3 in said Subdivision of Block 114 and also parallel with the North line of Lot 1 in the aforesaid Peter Temple's Subdivision of Block 99) a distance of 215.19 feet to the West line of Lot 13 in said Peter Temple's Subdivision; thence North 0 Degrees 01 Minutes 21 Seconds West (along the West line of Lots 13, 12, 7, 6 and 1 in the aforesaid Peter Temple's Subdivision of Block 99) a distance of 232.32 feet to the Northwest corner of Lot 1; thence South 89 Degrees 48 Minutes 43 Seconds East 215.25 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

PARCEL 4:

Easement for the benefit of Parcels 1 and 2, aforesaid, as set forth in Paragraph 1(B) (iii) of the Declaration of Covenants, Conditions and Restrictions for the Establishment of Exchange Center Plaza and Grant of Easement for Underground Parking Garage executed by the City of Chicago, et al., dated April 11, 1983 recorded April 14, 1983 as Document No. 26,569,966, as supplemented by supplement dated August 2, 1984, recorded August 7, 1984 as Document No. 27,204,188 for the purpose of the construction, operation and maintenance of an underground parking garage on the following described parcel:

LEGAL DESCRIPTION OF EXPANDED PARCEL 4

That part of Block 99 in School Section Addition to Chicago in the Northeast 1/4 of Section 16, Township 39 North, Range 14, East of the Third Principal Meridian, being a tract lying below plus 22.0 feet, Chicago City Datum, said tract being described as follows: Beginning at the Northwest corner of Lot 1 in Peter Temple's Subdivision of the aforesaid Block 99; thence North 89 degrees 48 minutes 43 seconds West 40.00 feet to the Northeast corner of Lot 1 in Cole's Subdivision of part of said Block 99; thence continuing North 89 degrees 48 minutes 43 seconds West 85.83 feet along the North line of said Lot 1 in Cole's Subdivision and along the North line of Lot 1 and 2 in the Assessor's Division of part of said Block 99 and along the North line of Micajah Glasecock's Subdivision of part of said Block 99 to a point; thence South 0 degrees 02 minutes 07 seconds East 367.05 feet to the point of intersection with the Westerly extension of a line drawn from a point on the East line of Lot 22, in the Subdivision of Block 114 in the aforesaid School Section Addition to Chicago, said point being 31.98 feet North of the Southeast corner of said Lot 22 to a point on the West line of Lot 24, in the aforesaid Peter Temple's Subdivision, said point being 31.18 feet North of the Southwest corner of said Lot 24; thence North 89 degrees 55 minutes 58 seconds East along said Westerly extension 125.73 feet to the West line of said Lot 24; thence North 0 degrees 01 minutes 21 seconds West 361.49 feet along the West line of Lots 24, 19, 18, 13, 12, 7, 6 and 1 in said Peter Temple's Subdivision to the hereinabove designated point of beginning, in Cook County, Illinois.

PARCEL 5:

Lots 1, 2 and 3 in Cole's Subdivision of part of Block 99 and that part of Lots 1 and 2 in Assessor's Division of part of Block 99 lying North of a straight line drawn from the Northwest corner of Lot 4 in Cole's Subdivision as aforesaid to a point in the West line of said Lot 2 in said Assessor's Division which point is 125.53 feet South of the Northwest corner of said Lot 2 all in Block 99 in School Section Addition to Chicago in the Northeast 1/4 of Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-16-242-18-0000; 17-16-242-22-0000; 17-16-242-19-0000; 17-16-242-20-0000;
17-16-242-23-0000; and 17-16-242-24-0000

COMMONLY KNOWN AS 440 SOUTH LASALLE STREET, CHICAGO, ILLINOIS 60605