

UNOFFICIAL COPY

MECHANIC'S LIEN:

CLAIM

Doc#: 2218101341 Fee: \$55.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/30/2022 12:53 PM Pg: 1 of 2

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

7 County Concrete Const., LLC

CLAIMANT

-VS-

Portage Park Capital, LLC
Heartland Bank & Trust Company
ALL Construction Group

DEFENDANT(S)

The claimant, **7 County Concrete Const., LLC** of Mundelein, IL, 60060 County of Lake, hereby files a claim for lien against **ALL Construction Group**, contractor of 1425 S. 55th Court, Cicero, IL and **Portage Park Capital, LLC** Chicago, IL 60606 {hereinafter referred to as "owner(s)"} and **Heartland Bank & Trust Company** Western Springs, IL 60558 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **4/22/2021**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **Portage Park Retail / Commercial and Self Storage 3631 - 3657 N. Central Avenue Chicago, IL 60634**

A/K/A: **Lots 68 to 79, both inclusive, in Koester and Zander's North Central Avenue Subdivision, being a subdivision of the South 1/4 of the West 1/4 of the Northwest 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian except that part of Lot 68 conveyed by special warranty deed recorded March 28, 2013 as Document 1308713055 in Cook County, Illinois**

A/K/A: **Tax# 13-21-124-042**

and **ALL Construction Group** was the owner's contractor for the improvement thereof. That on or about **4/22/2021**, said contractor made a subcontract with the claimant to provide **labor and material for concrete, slab footings and foundation** for and in said improvement, and that on or about **3/11/2022** the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

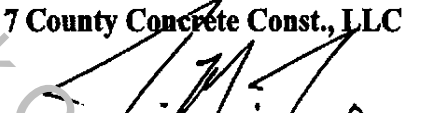
Original Contract Amount	\$863,000.00
Change Orders/Extras	\$119,131.48
Credits	\$.00
Work Not Performed	\$.00
Payments	\$854,002.79
Total Balance Due	\$128,128.69

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **One Hundred Twenty Eight Thousand One Hundred Twenty Eight Dollars and 69/100 (\$128,128.69) 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(s) under said subcontract.

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 revoked. 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 May 16, 2022.

7 County Concrete Const., LLC


Joseph M. Pirron Manager

Prepared By and Mail To:
7 County Concrete Const., LLC
1280 Townline Road,
Mundelein, IL 60060

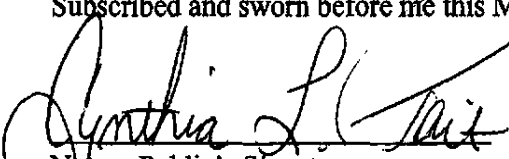
VERIFICATION

State of IL
County of Lake

The affiant, Joseph M. Pirron, being first duly sworn, on oath deposes and says that the affiant is Manager 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.


Joseph M. Pirron Manager

Subscribed and sworn before me this May 16, 2022.


Notary Public's Signature

