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Doc#: 2231347167 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2022 12:55 PM Pg: 1 of 3

This document has been prepared by and after recording should be returned to:

Levin Ginsburg, Ltd.
180 N. LaSalle St., Suite 3200
Chicago, IL 60601
Attn: M. Reas Bowman

Common Address:
3631-57 N. Central Ave., Chicago, IL
60634

(For Recorder's Use Only)

CONTRACTOR'S CLAIM FOR MECHANICS LIEN

The claimant, A.L.L. Masonry Construction Co., Inc. d/b/a All Construction Group, an Illinois corporation ("Claimant"), with an address at 1425 S. 55th Court, Cicero, IL 60804, hereby files its contractor's claim for mechanics lien on the real estate (as hereinafter fully described below) and against the interest of the following entities in the real estate: Portage Park Capital, LLC, an Illinois limited liability company ("Owner"), with an address of 77 W. Washington St., Suite 1501; Chicago, IL 60603, Heartland Bank and Trust ("Lender"), 4456 Wolf Road, Western Springs, IL 60558; DuSable Construction Co. Inc.; Artlow Systems, Inc.; Mid Amer Water Inc.; AMS Mech Systems Inc.; Galaxy Enterprises, Inc. d/b/a Galaxy Electric; TK Concrete Inc.; Spray Insulations Inc.; Systems Mechanical Inc.; LUC Group LLC; 7 County Concrete Constr. LLC; Oremus Materials LLC; Arcorp Structures LLC; Sunbelt Rentals Inc.; Carbone Plumbing Inc.; RAM Fire Protection Inc.; Amperage Electrical Supply Inc.; Bigane Paving Company; Quality Excavation Inc.; M.J.B. Decorating Inc.; Unilock Chicago Inc.; C. R. Schmidt Inc.; United Door and Dock LLC; and any other person or entity claiming an interest in the real estate by, through, or under Owner.

In support of its contractor's claim for mechanics lien, Claimant states as follows:

1. On or about February 17, 2017, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) in Cook County, Illinois, commonly known as 3631-57 N. Central Ave., Chicago, IL 60634, and legally described as follows:

LOTS 68 TO 79, BOTH INCLUSIVE, IN KOESTER AND ZANDER'S NORTH CENTRAL AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH QUARTER OF THE WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT THAT PART OF LOT 68 CONVEYED BY SPECIAL WARRANTY DEED RECORDED MARCH 28, 2013 AS DOCUMENT NO. 1308713055.

PIN #: 13-21-124-042-0000

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2. Claimant made a contract, on March 24, 2021, with Owner, under which Claimant agreed to provide general contracting services, along with all necessary labor, material, and work for the construction of a self storage and retail facility on the real estate, for the original contract amount of \$9,192,600.00 ("Contract").

3. The Contract with Claimant was entered into by Owner for the improvement of the real estate.

4. Claimant performed additional work in the amount of \$612,101.40 at the request of Owner, or knowingly permitted by Owner as aforesaid, for work performed and additional costs incurred by Claimant under its contract with Owner.

5. On July 11, 2022, Claimant completed the work for which Claimant claims a lien.

6. While, as of the date hereof, Owner has paid \$6,178,548.56 towards the work performed, there remains due, unpaid, and owing to Claimant, after allowing all credits, the principal sum of \$3,626,152.84, which principal amount bears interest at the statutory rate of 10 percent per annum. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$3,626,152.84, plus interest.

Dated: November 8, 2022

A.L.L. Masonry Construction Co., Inc. d/b/a
All Construction Group, an Illinois corporation,



By: Luis Puig

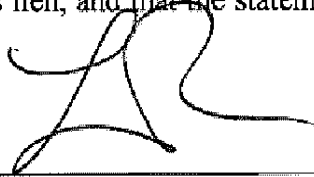
Its: President

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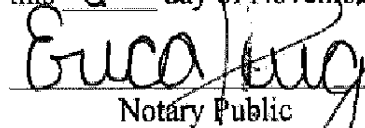
VERIFICATION

STATE OF ILLINOIS)
) ss:
 COUNTY OF COOK)

Luis Puig, being first duly sworn on oath, states that he is President of Claimant, A.L.L. Masonry Construction Co., Inc. d/b/a All Construction Group, an Illinois corporation, that he is authorized to sign this verification to the foregoing contractor's claim for mechanics lien, that he has read the contractor's claim for mechanics lien, and that the statements contained therein are true.



Subscribed and sworn to before me
 this 8th day of November, 2022:


 Notary Public



My commission expires 8/16, 2023