

MECHANIC'S LIEN:
CLAIM

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Doc#. 2311806207 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/28/2023 03:38 PM Pg: 1 of 3

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

Premium Concrete, Inc.

CLAIMANT

-VS-

Lake Lathrop Partners LLC
Beverly Bank & Trust Company, N.A.
Keystone Ventures, LLC
Village of River Forest
Alpha Construction Services, LLC

DEFENDANT(S)

The claimant, **Premium Concrete, Inc.** of St. Charles, IL 60174 County of **Kane**, hereby files a claim for lien against **Alpha Construction Services, LLC**, contractor of 1525 W. Homer Street, Suite 401, Chicago, IL and **Lake Lathrop Partners LLC** Chicago, IL 60642 {hereinafter referred to as "owner(s)"} and **Beverly Bank & Trust Company, N.A.** Oak Lawn, IL 60453 {hereinafter referred to as "lender(s)"} and **Keystone Ventures, LLC (Party In Interest)** River Forest, IL 60305 **Village of River Forest (Party In Interest)** River Forest, IL 60302 and any persons claiming an interest in the premises herein and states:

That on **1/20/2022**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Lake & Lathrop**
 7601 W. Lake Street & 423 Ashland Avenue
 River Forest, IL 60305

A/K/A: **See attached legal description Exhibit "A"**

A/K/A: **Tax# 15-12-117-002; 15-12-117-003; 15-12-117-017; 15-12-117-018; 15-12-117-019**

and **Alpha Construction Services, LLC** was the owner's contractor, or in the alternative, Party in Interest'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 **1/20/2022**, said contractor made a subcontract with the claimant and said subcontract was memorialized on 6/24/2022 to provide **labor and material for concrete construction** for and in said improvement, and that on or about **2/21/2023** the claimant last performed under said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$1,943,000.00
Change Orders/Extras	\$198,525.00
Credits	\$.00
Work Not Performed	\$1,221,800.00
Payments	\$402,975.00
Total Balance Due	\$516,750.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Five Hundred Sixteen Thousand Seven Hundred Fifty Dollars and 00/100 (\$516,750.00) 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(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 April 18, 2023.

Premium Concrete, Inc.


Jim Trepanier Director of Operations

Prepared By and Mail To:
Premium Concrete, Inc.
411 Stone Drive
St. Charles, IL 60174


VERIFICATION

State of IL
County of Kane

The affiant, Jim Trepanier, being first duly sworn, on oath deposes and says that the affiant is Director of Operations 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.


Jim Trepanier Director of Operations

Subscribed and sworn before me this April 18, 2023.


Notary Public's Signature

Official Seal
Lisa D Bouma
Notary Public State of Illinois
My Commission Expires 3/24/2026

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 14 AND THE EAST 50 FEET OF LOT 15 AND THE EAST 50 FEET OF LOT 16 IN BLOCK 3 IN PART OF RIVER FOREST, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION, ACCORDING TO THE PLAT OF SAID SUBDIVISION, RECORDED JUNE 23, 1890, IN BOOK 43 OF PLATS, PAGE 20, AS DOCUMENT NUMBER 1291334

PARCEL 2:

LOTS 1, 2 AND 3, TAKEN AS A TRACT, (EXCEPT THE WEST 66.50 FEET THEREOF) IN BLOCK 3, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 66.50 FEET OF LOTS 1, 2 AND 3, TAKEN AS A TRACT, IN BLOCK 3, IN SUBURBAN HOME MUTUAL LAND ASSOCIATION SUBDIVISION IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.