

UNOFFICIAL COPY

Doc# 2313108152 Fee: \$56.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/11/2023 11:48 AM Pg: 1 of 5

NOTICE AND CLAIM FOR MECHANIC'S LIEN

**IN THE OFFICE OF RECORDER
OF DEEDS OF COOK COUNTY,
ILLINOIS**

PLATINUM STEEL LLC,

("Claimant"),

v.

PREMIUM CONCRETE, INC.,
ALPHA CONSTRUCTION SERVICES
LLC, and LAKE LATHROP PARTNERS
LLC,

("Defendants").

"NOTICE TO OWNER

Do not pay the contractor for this
work or material unless you have
received from the contractor a waiver
of lien or other satisfactory evidence
of payment to the Claimant."

NOTICE & CLAIM FOR LIEN IN THE
AMOUNT OF: \$16,808.55 plus interest
and collection costs.

Claimant, PLATINUM STEEL, LLC ("PLATINUM"), an Illinois corporation, located at 12010 S. Aero Drive, Ste. 6, Plainfield, IL 60585 being a subcontractor for the provision of steel installation related materials, labor, tools and equipment on the real estate described below ("LAND"), hereby files a Notice and Claim for Lien against said property and against LAKE LATHROP PARTNERS LLC c/o PMF Manager Corp, Registered Agent, 1525 W. Homer St., Ste. 401, Chicago, IL 60642 ("OWNER") who is the owner of record of the LAND which is commonly known as 7605 Lake Street, River Forest, IL 60305 whose legal description is attached as Exhibit A.

This document was prepared by:	P.I.N.:	15-12-117-002-0000
RETURN TO:		15-12-117-003-0000
Jamie Morris		15-12-117-017-0000
12010 S. Aero Dr., Ste. 6		15-12-117-018-0000
Plainfield, IL 60585		15-12-117-019-0000
Telephone No. (630) 770-7958		

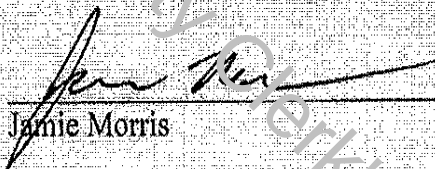
UNOFFICIAL COPY

On or before April 8, 2022 the OWNER of said property made a contract with and/or OWNER knowingly permitted ALPHA CONSTRUCTION SERVICES, LLC to provide labor, material, tools and equipment for construction for said project. On or before April 8, 2022, ALPHA CONSTRUCTION SERVICES, LLC entered into a sub-contract with PREMIUM CONCRETE INC. ("CONCRETE") to provide steel installation Related materials, labor, tools and equipment for work on the LAND. On or about April 8, 2022, CONCRETE entered into a subcontract with PLATINUM and PLATINUM completed all the work for which PLATINUM claims a lien on December 12, 2022.

To date, despite due demand for payment, Claimant remains unpaid for said work; and there is no reasonable basis for the failure to pay PLATINUM. Therefore, after all due credits, the amount left due, unpaid and owing to PLATINUM is \$16,808.55, for which amount, plus interest and collection costs, including reasonable attorney's fees, PLATINUM claims a lien on the LAND and on any monies due or to become due to PLATINUM, or any other party from OWNER for said project.

PLATINUM STEEL, LLC.

By:

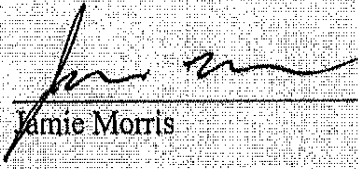

Jamie Morris

Jamie Morris
12010 S. Aero Drive, Ste. 6
Plainfield, IL 60585
Telephone (630) 770-7985

UNOFFICIAL COPY

VERIFICATION

I, Jamie Morris, on oath state that I am the duly authorized agent of PLATINUM STEEL, LLC., that I have read the foregoing Notice and Claim for Mechanic's Lien against PREMIUM CONCRETE INC., ALPHA CONSTRUCTION SERVICES, LLC and LAKE LATHROP PARTNERS, LLC and that the statements therein are true to the best of my information and belief.



Jamie Morris

Subscribed and Sworn to before me
this 11th day of May, 2023



NOTARY PUBLIC

SAMANTHA FISHBEIN
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 7, 2026

Jamie Morris
12010 S. Aero Drive, Ste. 6
Plainfield, IL 60585
Telephone (630) 770-7985

UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

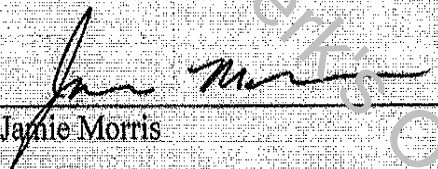
I, Jamie Morris, a non-attorney, certify that I served the foregoing Notice and Claim for Mechanic's Lien on:

PREMIUM CONCRETE INC.
c/o David Earl, Registered Agent
1020 Cedar Ave., Ste. 205
St. Charles, IL 60174

ALPHA CONSTRUCTION SERVICES LLC
c/o Elizabeth Cohn, Registered Agent
1525 W. Homer St., Ste. 401
Chicago, IL 60642

LAKE LATHROP PARTNERS LLC
PMF Manager Corp, Registered Agent
1525 W Homer St., Ste. 401
Chicago, IL 60642

via certified mail, restricted delivery, return receipt requested by depositing said mailed items at 13010 Kensington Dr., Plainfield, IL 60585 on May 11, 2023 with proper postage prepaid.



Jamie Morris

Jamie Morris
12010 S. Aero Drive, Ste. 6
Plainfield, IL 60585
Telephone (630) 770-7985

UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

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 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.

Address of Property: 7601 Lake Street
River Forest, IL 60305

Permanent Index Nos.: 15-12-117-002-0000
15-12-117-003-0000
15-12-117-017-0000
15-12-117-018-0000
15-12-117-019-0000