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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc# 2320157034 Fee \$45.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/20/2023 02:40 PM PG: 1 OF 2

SUBCONTRACTOR'S CLAIM FOR LIEN

The Claimant, Wigboldy Excavating, Inc., of the Village of Crestwood, County of Cook, State of Illinois, hereby files a subcontractor's claim for lien against Alpha Construction Services, LLC ("Contractor"), of 1525 W. Homer St., Suite 401, Chicago, Illinois in Cook County, Lake Lathrop Partners, LLC ("Owner"), of 1525 W. Homer St., Suite 401, Chicago, Illinois in Cook County, and Beverly Bank & Trust Company ("Lender"), of 10258 S Western Ave., Floor 1, Chicago, Illinois, 60643, and states:

That on April 11, 2022, the Owner owned the following described land in the County of Cook, State of Illinois, to wit:

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, IN COOK COUNTY, ILLINOIS.

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

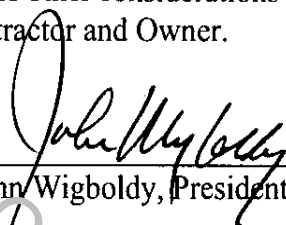
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PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NO'S: 15-12-117-002-0000, 15-12-117-003-0000, 15-12-117-017-0000, 15-12-117-018-0000 and 15-12-117-019-0000, Volume 182

Addresses of premises: 7601-7621 W. Lake St. & 423 Ashland Ave., River Forest, IL 60305, and Alpha Construction Services, LLC, was the Owner's Contractor for the improvement thereof.

That on April 11, 2022, the Contractor made a subcontract with Claimant for \$180,000.00 to furnish excavation services and related materials and/or labor for and in said improvement, and thereafter Contractor requested extra services from Claimant and the subcontract amount then totaled \$228,034.63, and that as of March 21, 2023, the Claimant completed thereunder delivery of materials and/or furnishing of labor to the value of One Hundred Seventy-Three Thousand Five Hundred Thirty-Four and 00/100 Dollars (\$173,534.63), leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of Ninety Nine Thousand, Two Hundred Eighty-Four and 63/100 (\$99,284.63) Dollars, for which amount, with interest, the Claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from the Owner under said contract against said Contractor and Owner.

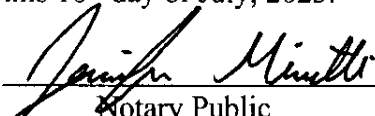

John Wigboldy, President

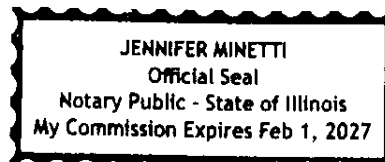
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The affiant, John Wigboldy, being first duly sworn on oath, deposes and says that he is the agent and President of Claimant, Wigboldy Excavating, Inc., that he has read the foregoing claim for lien and knows the contents thereof, and that all the statements therein contained are true.

By: 
John Wigboldy, President

Subscribed and sworn to before me
this 18th day of July, 2023.


Notary Public



Prepared by and return recorded original to:
Jack L. Haan, Law Office of Jack L. Haan, P.C.
11950 S. Harlem Ave., Suite 202-2
Palos Heights, IL 60463
(708) 480-2600