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Doc#: 2326913262 Fee: \$67.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2023 12:26 PM Pg: 1 of 7

NOTICE AND CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

For Recorder's Use Only

SUBCONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN

The claimant, **PEPPER CONSTRUCTION COMPANY** ("Claimant"), a Delaware corporation with its principal office at 643 North Orleans Street, Chicago, County of Cook, State of Illinois, hereby files and records its Subcontractor's Notice and Claim for Mechanics Lien on the Real Property (as hereinafter described) and against the interest of **Lake Lathrop Partners, LLC**, c/o Registered Agent PMF Manager Corp, 1525 West Homer Street, Suite 401, Chicago, IL 60642 ("Owner"); **Erie LaSalle Ventures, LLC**, 1525 West Homer Street, Suite 401, Chicago, IL 60642 ("Owner"); **Erie & LaSalle, LLC**, c/o Registered Agent MK Manager Corp., 1525 West Homer Street, Suite 401, Chicago, IL 60642-1296 ("Owner"); **Alpha Construction Services, LLC**, 1525 West Homer Street, Suite 401, Chicago, IL 60642 ("General Contractor"); **Sedgwick Properties Development Corporation**, c/o Registered Agent Beth Paris, 1525 West Homer Street, Suite 302, Chicago, IL 60622 ("Developer"); **Beverly Bank & Trust Company, N.A.**, c/o Thompson Coburn, LLC, Attn: Justin Newman, 55 East Monroe Street, 27th Floor, Chicago, IL 60603 ("Lender"); **Village of River Forest**, 400 Park Avenue, River Forest, IL 60302; and **ALL UNKNOWN OWNERS AND NONRECORD CLAIMANTS**, and any person claiming an interest in the Real Property (as hereinafter described) by, through, or under the Owner.

1. That at all times relevant hereto, Owner owned the following described Real Property situated in the County of Cook, State of Illinois (hereinafter "Property") in fee simple, including all land and improvements thereon, and more legally described as:

Permanent Index Numbers: **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**

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Commonly known as: **7601-7621 Lake Street & 423 Ashland Avenue, River Forest, IL 60305**

Legal Description: **See attached Exhibit "A"**

2. On or about August 3, 2023 Claimant entered into a written subcontract ("Subcontract") with General Contractor under which Claimant agreed to provide all necessary labor, services and materials for the performance of Concrete Detailing and structural design (the "Work") on the Property for the original Subcontract amount of \$1,122,860.00.

3. Claimant performed the Work in the amount of \$1,086,262.50 at the request of General Contractor and knowingly permitted by Owner as aforesaid.

4. Claimant has performed additional work at the special instance and request of General Contractor ("Additional Work"), and knowingly permitted by the Owner, in the sum of \$1,295.00.

5. Claimant last performed Work as required under the initial Work of the Contract and Additional Work on June 25, 2023.

6. Claimant last performed Work as required under the Additional Work on June 25, 2023.

7. As of the date hereof, \$0.00 has been paid to Claimant, and after all set-offs for non-lienable costs and other credits, there is due, unpaid, and owing to Claimant the principal sum of \$1,087,557.50 which principal amount bears interest at the statutory rate of ten percent (10%) per annum.

8. Claimant does hereby exercise its rights under the Illinois Mechanics Lien Act, and the laws of the State of Illinois, and claims a lien on the Property (including all land and improvements thereon) in the amount of \$1,087,557.50, plus interest, together with all of its fees and costs related to the filing and enforcement of this lien.

Dated: September 25, 2023

PEPPER CONSTRUCTION COMPANY

By: 

Scott M. Kennedy

Its: Senior Vice-President

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

Timothy F. Sullivan

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PEPPER CONSTRUCTION COMPANY
411 Lake Zurich Road
Barrington, Illinois 60010

Property of Cook County Clerk's Office

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VERIFICATION

STATE OF ILLIOIS)
) ss:
 COUNTY OF LAKE)

Scott M. Kennedy, being first duly sworn on oath, states that he is a Senior Vice-President of Claimant, Pepper Construction Company, a Delaware corporation, that he is authorized to sign this Verification to the foregoing Subcontractor's Notice and Claim for Mechanics Lien, that he has read the Subcontractor's Notice and Claim for Mechanics Lien, and that the statements contained therein are true and accurate.


 Scott M. Kennedy

Subscribed and sworn to before me
 this 25th day of September, 2022


 Notary Public

My Commission expires 1/10, 2027



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PROOF OF SERVICE

I, Scott Kennedy, certify that on this 25th day of September, 2023, I served this Subcontractor's Notice and Claim for Mechanics Lien by mailing a copy of said Notice by certified mail, return receipt requested, delivery restricted to addressee only, to:

Lake Lathrop Partners, LLC c/o Registered Agent PMF Manager Corp 1525 West Homer Street Suite 401 Chicago, IL 60642	Erie LaSalle Ventures, LLC 1525 West Homer Street, Suite 401 Chicago, IL 60642
Erie & LaSalle, LLC c/o Registered Agent MK Manager Corp 1525 West Homer Street Suite 401 Chicago, IL 60642	Alpha Construction Services, LLC 1525 West Homer Street Suite 401 Chicago, IL 60642
Sedgwick Properties Development Corporation c/o Registered Agent Beth Paris 1525 West Homer Street Suite 302 Chicago, IL 60642	Village of River Forest Attn: Village Administrator 400 Park Avenue River Forest, IL 60302
Beverly Bank & Trust Company, N.A. 5300 West 95 th Street Oak Lawn, IL 60453	Beverly Bank & Trust Company, N.A. c/o Ann Addis Pantoga Justin Newman Thompson Coburn, LLP 55 East Monroe Street, 37 th Floor Chicago, IL 60603
Pioneer Engineering & Environmental Services, LLC 2753 West 31 st Street Chicago, IL 60608	Pioneer Engineering & Environmental Services, LLC c/o Adam Whiteman Whiteman Law 100 Auburn Avenue Highland Park, IL 60035
Wigboldy Excavating, Inc. 13631 Kostner Avenue Crestwood, IL 60418	Wigboldy Excavating, Inc. c/o Jack L. Haan Law office of Jack L. Haan, P.C. 11950 South Harlem Avenue, Suite 202-2 Palos Heights, IL 60463
Digangi Plumbing Company 25773 Hillview Court Mundelein, IL 60060	Digangi Plumbing Company c/o William J. Malan Boodell & Domanskis, LLC 1 North Franklin Suite 1200 Chicago, IL 60606

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Platinum Steel, LLC 12010 South Aero Drive, Suite 6 Plainfield, IL 60585	Premium Concrete, Inc. 411 Stone Drive St. Charles, IL 60174
D & P Construction Co., Inc. 5521 North Cumberland Avenue #1106 Chicago, IL 60656	D & P Construction Co., Inc. c/o The Law Office of Thomas G.A. Herz, Jr. 400 Central Avenue #230 Northfield, IL 60093-3024

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EXHIBIT A – LEGAL DESCRIPTION

For APN/Parcel IDs: 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,

PARCEL 1:

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 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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 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 IN RIVER FOREST, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address: 7601-7621 Lake Street and 423 Ashland Avenue,
River Forest, Illinois 60305