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2329034035

Doc# 2329034035 Fee \$45.00

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/17/2023 11:57 AM PG: 1 OF 4

STATE OF ILLINOIS)
COUNTY OF COOK)

The Claimant, NORTHFIELD BLOCK COMPANY, of Mundelein, County of Lake and State of Illinois, hereby files a Notice and Claim for Lien against ALPHA CONSTRUCTION SERVICES, LLC., an Illinois limited liability company, General Contractor, of Chicago, County of Cook, State of Illinois; and LAKE LATHROP PARTNERS, LLC., an Illinois limited liability company, (OWNER) of Chicago, County of Cook, State of Illinois; BEVERLY BANK & TRUST COMPANY, N.A. (LENDER) of Oak Lawn, County of Cook, State of Illinois; VILLAGE OF RIVER FORST, a municipal entity, (INTERESTED PARTY) and LOCAL CONTRACTING SERVICES CONSTRUCTION LLP, of Bartlett, County of Cook, State of Illinois (CONTRACTOR) and states:

That on or before May 10, 2023, the Owner, LAKE LATHROP PARTNER, LLC. was the Owner of the following described land in the County of Cook, State of Illinois, to wit: See Ex. "A"

Address: 7601-21 West Lake Street and 423 Ashland Avenue, River Forest, IL 60305

Lake & Lathrop

P.I.N. 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

The Owner continues to own the premises.

That on information and belief, on or before May 10, 2023, the Owner, LAKE LATHROP PARTNER, LLC. and/or its agent entered into a contract with ALPHA CONSTRUCTION SERVICES, LLC, to act as General Contractor for new construction of an multi use residential and commercial building upon the Premises. That the Owner knowingly consented to the contract and accepted all improvements to the Premises.

That on information and belief, thereafter, ALPHA CONSTRUCTION SERVICES, LLC. and/or its agent entered into a contract with LOCAL CONTRACTING SERVICES CONSTRUCTION LLP, to act as the masonry contractor for the new construction upon the Premises and to supply all masonry labor and materials to the project. That the Owner knowingly consented to the contract.

That on or before May 10, 2023 LOCAL CONTRACTING SERVICES CONSTRUCTION LLP. entered into an oral contract with Claimant NORTHFIELD BLOCK COMPANY, with the knowledge and consent of the Owner to supply concrete masonry block, mortar, grout and related materials to the Premises, for a total contract price of \$37,604.25.

That on August 3, 2023, Claimant completed all required by the contract.

THIS INSTRUMENT WAS PREPARED BY:

LOFTUS & LOFTUS, LTD.

Park Ridge, IL 60068

(847) 318-8800

Attorney No. 12494

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That upon completion of said contract, LOCAL CONTRACTING SERVICES CONSTRUCTION LLP. became indebted to the Claimant for a contract amount of \$37,604.25

That LOCAL CONTRACTING SERVICES CONSTRUCTION LLP. is entitled to credits on account thereof as follows, to wit: \$0 Leaving due unpaid and owing to the Claimant, after completion of the contract, after allowing all credits, the balance of THIRTY SEVEN THOUSAND SIX HUNDRED FOUR DOLLARS AND 25/100THS (\$37,604.25) for which, with interest, the Claimant claims a lien on said Premises and improvements and on the monies or other considerations due or to become due to LOCAL CONTRACTING SERVICES CONSTRUCTION LLP from LAKE LATHROP PARTNERS, LLC, and ALPHA CONSTRUCTION SERVICES LLC under said contract.

NORTHFIELD BLOCK COMPANY

BY: 

One of Its Attorney/s

THIS INSTRUMENT WAS PREPARED BY:
LOFTUS & LOFTUS, LTD.
Park Ridge, IL 60068
(847) 318-8800
Attorney No. 12494

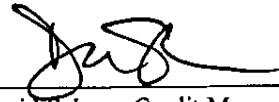
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STATE OF MINNESOTA)

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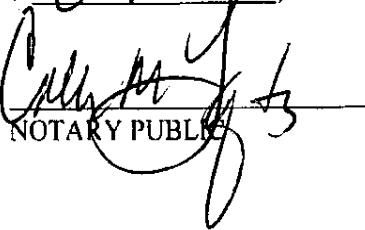
COUNTY OF HENNEPIN)

The Affiant, **David Schoss**, being first duly sworn on oath, deposes and states that he is the **Credit Manager** for Northfield Block Company, that he has read the foregoing claim for lien (*ALPHA*) and knows the contents thereof; and that all statements therein contained are true.



David Schoss, Credit Manager

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 5th day
of October, 2023



NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
LOFTUS & LOFTUS, LTD.
Park Ridge, IL 60068
(847) 318-8800
Attorney No. 12494

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SERVICE LIST

LOCAL CONTRACTING SERVICES CONSTRUCTION LLP
C/O AGENT: KENNETH W. LITWIN
690 TIMBER RIDGE DRIVE
BARTLETT, IL 60103

ALPHA CONSTRUCTION SERVICES, LLC
C/O Agent
ELIZABETH COHN
1525 WEST HOMER STE 401
CHICAGO, IL 60462

LAKE LATHROP PARTNERS LLC
PMF MANAGER CORP. AGENT
1525 W. HOMER ST. STE 401
CHICAGO, IL 60462

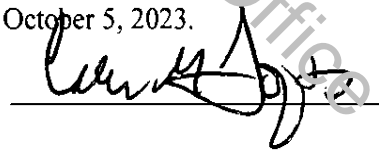
BEVERLY BANK & TRUST COMPANY, N.A.
5300 WEST 95TH STREET
OAK LAWN, IL 60453

cc: VILLAGE OF RIVER FOREST (regular mail)
400 PARK AVENUE
RIVER FOREST, IL 60302
Attn: Village Administrator

PROOF OF SERVICE

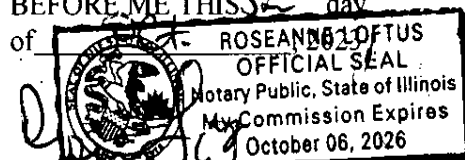
BY CERTIFIED MAIL, RESTRICTED DELIVERY, RETURN RECEIPT DELIVERY

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, I swear under oath and under penalties of perjury that I mailed this notice of claim to each person listed on this service list, via certified mail, restricted delivery, return receipt requested, on October 5, 2023.



SUBSCRIBED AND SWORN TO
BEFORE ME THIS 5th day

of



NOTARY PUBLIC

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Park Ridge, IL 60068
(847) 318-8800
Attorney No. 12494