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MECHANIC'S LIEN: CLAIM

Doc#: 2332413365 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/20/2023 03:02 PM Pg: 1 of 3

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

Crest Metal Craft, Inc.

CLAIMANT

-VS-

Lake Lathrop Partners LLC
Beverly Bank & Trust Company, N.A.
Keystone Ventures, LLC
Village of River Forest
Alpha Construction Services, LLC
James Sugrue Individually and d/b/a Erect One LLC

DEFENDANT(S)

The claimant, **Crest Metal Craft, Inc.** of Chicago, IL, 60617 County of **Cook**, hereby files a claim for lien against **James Sugrue Individually and d/b/a Erect One LLC**, of 7900 W. 120th Street Palos Park, IL, a subcontractor to **Alpha Construction Services, LLC** contractor of 1525 W. Homer Street, Suite 401 Chicago, IL 60642 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 **7/7/2023**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address: **Lake & Lathrop Condominiums River Forest**
 7605-7621 W. Lake Street and 423 Ashland Avenue River Forest, (L 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 **James Sugrue Individually and d/b/a Erect One LLC** was a subcontractor to **Alpha Construction Services, LLC** owner's contractor for the improvement thereof. That on or about **7/7/2023**, said subcontractor made a contract with the claimant to provide **labor and material for shop drawings and engineering connections and steel lintels** for and in said improvement, and that on or about **9/11/2023** the claimant last performed on said contract.

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The following amounts are due on said contract:

Original Contract Amount	\$1,035,300.00
Change Orders/Extras	\$.00
Credits	\$.00
Work Not Performed	\$973,690.00
Payments	\$.00
Total Balance Due	\$61,610.00

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **Sixty One Thousand Six Hundred Ten Dollars and 00/100 (\$61,610.00) 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, subcontractor and/or owner(s) under said contract.

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 November 14, 2023.

Crest Metal Craft, Inc.


Dragan Savich, Secretary

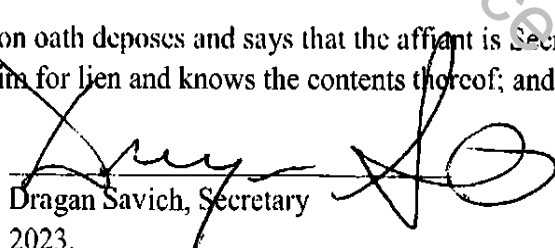
Prepared By and Mail To:

Dragan Savich
Crest Metal Craft, Inc.
2900 W. 95th Street
Chicago, IL 60617

VERIFICATION

State of IL
County of Cook

The affiant, Dragan Savich, being first duly sworn, on oath deposes and says that the affiant is Secretary 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.


Dragan Savich, Secretary

Subscribed and sworn before me this November 14, 2023.


Notary Public's Signature

KAREN CSANYI
NOTARY PUBLIC - SEAL
STATE OF INDIANA
COMMISSION NUMBER NP0722238
MY COMMISSION EXPIRES SEPT. 04, 2027

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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 201334.

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.