

Doc#. 2334606493 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 04:24 PM Pg: 1 of 4

**NOTICE OF CLAIM
FOR MECHANIC'S LIEN**

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

ALPHA CONSTRUCTION SERVICES,)
LLC,)
("Claimant").)

v.)

LAKE LATHROP PARTNERS LLC,)
BEVERLY BANK & TRUST COMPANY,)
N.A., CREST METAL CRAFT, INC.)
D&P CONSTRUCTION CO., INC.)
SILO-MIX, INC., PLATINUM STEEL, LLC)
PREMIUM CONCRETE, INC., PIONEER)
ENGINEERING & ENVIRONMENTAL)
SERVICES, LLC, NORTHFIELD BLOCK)
CO., PEPPER CONSTRUCTION CO.,)
LOCAL CONTRACTING SERVICES)
CONSTRUCTION LLP, DIGANGI)
PLUMBING CO., WIGBOLDY)
EXCAVATING INC. AND ALL UNKNOWN)
OWNERS AND NON RECORD)
CLAIMANTS)

("Defendants"))

Village of River Forest, as interested party)

NOTICE & CLAIM OF LIEN
IN THE AMOUNT OF
\$2,761,768.56 plus interest, costs and fees

CLAIMANT'S NOTICE AND CLAIM FOR MECHANICS LIEN

The Claimant, **Alpha Construction Services, LLC** an Illinois Limited Liability Company ("Claimant"), with an address of 1525 W. Homer St. Suite 401 Chicago, IL 60642, being a general contractor for the provision of materials, labor, tools and equipment on the real estate described in paragraph 1 below, hereby files its Notice and Claim for Mechanics Lien against said property ("LAND") and against Defendants: **Lake Lathrop Partners LLC**, an Illinois limited liability company, with an address of 1525 W. Homer St. Suite 401 Chicago, IL 60642 ("OWNER"), who is the owner of record of the LAND and **Beverly Bank & Trust Company, N.A.** c/o Thompson Coburn, LLC Attn: Justin Newman, 55 E. Monroe St. 37th Floor Chicago, IL 60603 ("LENDER"), **Crest Metal Craft, Inc.**, 2900 E 95th Street, Chicago, Illinois 60617 holds an interest in the LAND

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by virtue of its recorded mechanics lien claim, Recorded as Document #2332413365, and **D&P Construction Co, Inc.**, of 5521 North Cumberland Avenue #1106, Chicago, IL 60656, holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2312419105, and **Silo-Mix, Inc.** of 28919 W State Rte 173, Antioch, Illinois, 60002 holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2327033097, and **Platinum Steel, LLC**, of 12010 S. Aero Drive, Ste 6, Plainfield, IL 60585, holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #231308152, and **Premium Concrete, Inc.**, of 441 Stone Drive, St. Charles, IL 60174, holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2311806207, **Pioneer Engineering & Environmental Services, LLC**, 2753 West 31st Street, Chicago, IL 60608, holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2324922008, **Northfield Block Company**, of 6400 Canal Bank Road, Berwyn, Illinois 60402 holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2329034035, **Pepper Construction Company**, 643 North Orleans Street, Chicago, IL, holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2326913262, **Local Contracting Services Construction LLP**, of 690 Timber Ridge Drive, Bartlett, IL 60103, holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2327008149, **Digangi Plumbing Company** of 25773 Hillview Court, Mundelein, Illinois, 60060 holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2323734078, **Wigboldy Excavating, Inc.**, of 13631 Kostner Avenue, Crestwood, Illinois 60418, holds an interest in the LAND by virtue of its recorded mechanics lien claim, Recorded as Document #2320157034, **ALL UNKNOWN OWNERS AND NON RECORD CLAIMANTS**, and any person claiming an interest in the Real Property ("Property"), respectively (as hereinafter described) by, through or under the owner and **Village of River Forest**, 400 Park Ave. River Forest, IL 60302 ("Village") as an interested party.

1. That prior to and on or about January 1, 2022, and at all times relevant herein, OWNER held title to certain property in the County of Cook, State of Illinois, to wit:

See Attached Legal Description

PIN # 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

Common Address: 7601-7621 Lake St. and 423 Ashland Ave.
 River Forest, IL 60305

2. That on or about January 1, 2022, the Claimant entered into a certain written agreement ("Contract") in the amount of \$16,184,004.00 with Owner, to provide labor, services, materials, fixtures, apparatus, and machinery relative to the construction of condominiums on the LAND.

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3. The Contract was entered into and the labor, services, materials, fixtures apparatus, and machinery were provided with the knowledge and consent of the Owner. Alternatively, Owner authorized the contract and extras or knowingly permitted such contracts and extras for the improvement of the LAND.
4. That from January 1, 2022 through September 30, 2023 the Claimant provided \$5,546,886.86 worth of labor, services, materials, fixtures, apparatus, and machinery relative to the improvement of the Property that enhanced its value.
5. After allowing for all credits and amounts due, the sum of **\$2,761,768.56** remains due and owing, for which, with interest and attorney's fees allowed by contract and statute, the Claimant claims a lien on said LAND and improvements.
6. The Claimant has delivered materials, to and provided labor, services, materials, fixtures, apparatus, and machinery for the improvement of the real property on September 15, 2023.
7. Claimant now claims a lien on the above-described Property, and on all the improvements thereon, against the Owner and all persons interested therein for \$2,761,768.56 plus interest at the rate specified in the Illinois Mechanics Lien Act (10% *per annum*), as well as court costs and attorney fees.

Alpha Construction Services, LLC


By: 

F. Martin Paris Jr., President

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

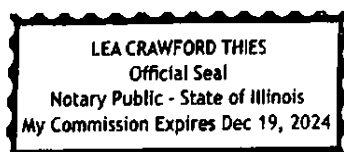
The affiant **F. MARTIN PARIS JR.**, of Alpha Construction Services LLC, an Illinois limited liability company, being first duly sworn on oath, deposes and says that he is authorized to sign this Verification and has read the foregoing CONTRACTOR'S NOTICE AND CLAIM FOR MECHANICS LIEN, knows the contents thereof, and states that all of the statements therein are true and correct to the best of his knowledge and belief.



 F. Martin Paris Jr.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **F. MARTIN PARIS JR.**, personally appeared before me in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act for the purposes set forth herein.

Given under my hand and notarial seal this 7th day of December, 2023.




 Notary Public

My commission expires on 12/19, 2024

Prepared by and after recording should be returned to:

Channing Blair Hesse
 Grogan Hesse & Uditsky
 2 Mid America Plaza
 Suite 101
 Oakbrook Terrace, IL 60181
 chesse@ghulaw.com