

UNOFFICIAL COPY

Doc#. 2401646204 Fee: \$67.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/16/2024 04:33 PM Pg: 1 of 7

AMENDED 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
\$2,906,137.81 plus interest, costs and fees

AMENDED CLAIMANT'S NOTICE AND CLAIM FOR MECHANICS LIEN

This document amends the Notice of Claim for Mechanics Lien recorded as Doc. 2334606493.

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

UNOFFICIAL COPY

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 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,

UNOFFICIAL COPY

materials, fixtures, apparatus, and machinery relative to the construction of condominiums on the LAND.

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 December 31, 2023 the Claimant provided labor, services, materials, fixtures, apparatus, and machinery relative to the improvement of the Property that enhanced its value. The Claimant has been paid \$2,785,118.30 to date.
5. After allowing for all credits and amounts due, the sum of **\$2,906,137.81** 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 last 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 \$32,906,137.81 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

UNOFFICIAL COPY

VERIFICATION

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 15th day of January, 2024.



Notary Public

My commission expires on 9.14, 26

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

UNOFFICIAL COPY

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 1291334.

PIN 15-12-117-002-0000

PIN 15-12-117-003-0000

PARCEL 2:

LOTS 1, 2, AND 3, TAKEN AS A TRACT, (EXCEPT FOR 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.

PIN 15-12-117-017-0000

PARCLE 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.

PIN 15-12-117-018-0000

PIN 15-12-117-019-0000

UNOFFICIAL COPY

PROOF OF SERVICE BY MAIL

I, Channing Blair Hesse, an attorney, certify that I served the foregoing Amended Notice and Claim for Mechanic's Lien via certified mail, restricted delivery, return receipt requested by depositing said mailed items at 2 Mid America Plaza, Suite 110, Oakbrook Terrace, IL 60181 on January 15, 2024 with proper postage prepaid on the following:

LAKE LATHROP PARTNERS LLC
C/O PMF Manager Corp., Registered Agent
1525 W Homer St., Ste. 401
Chicago, IL 60642

BEVERLY BANK & TRUST COMPANY, N.A.
c/o Bank President
10258 S Western Ave.
Chicago, IL 60643

CREST METAL CRAFT, INC.
c/o Scott Kapp, Registered Agent
444 W. Lake St., Ste. 900
Chicago, IL 60606

D&P CONSTRUCTION CO., INC.
c/o Russell A. Adkins, Registered Agent
1755 S. Naperville Rd., Ste. 200
Wheaton, IL 60189

SILO-MIX, INC.
c/o Steven M. Ruffalo, Registered Agent
200 S. Wacker Dr., Ste. 600
Chicago, IL 60606

PLATINUM STEEL, LLC
c/o Michelle Y Morris, Registered Agent
13010 Kensington Dr.
Plainfield, IL 60585

PREMIUM CONCRETE, INC.
c/o David Lahl, Registered Agent
525 Tyler Rd., Ste. O
St. Charles, IL 60174

PIONEER ENGINEERING & ENVIRONMENTAL SERVICES, LLC
c/o Jeffrey J. Stahl, Registered Agent

UNOFFICIAL COPY

55 W. Monroe St., Ste. 1200
Chicago, IL 60603

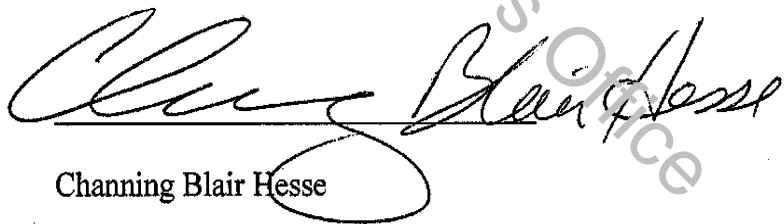
NORTHFIELD BLOCK CO.
c/o CT Corporation System, Registered Agent
208 S. LaSalle, Ste. 814
Chicago, IL 60604

PEPPER CONSTRUCTION CO.
c/o Thomas M. O'Leary
411 Lake Zurich Road.
Barrington, IL 60010

LOCAL CONTRACTING SERVICES CONSTRUCTION LLP
c/o Kenneth W. Littwin, Registered Agent
690 Timber Ridge Drive
Bartlett, IL 60103

DIGANGI PLUMBING CO.
c/o Marc Z. Samotny
200 S. Wacker Dr., Ste. 2700
Chicago, IL 60606

WIGBOLDY EXCAVATING INC.
c/o Paul R. Buikema
15 Salt Creek Lane, Ste. 103
Hinsdale, IL 60521



Channing Blair Hesse

Channing Blair Hesse
Grogan, Hesse & Uditsky, P.C.
2 Mid America Plaza – Suite 110
Oakbrook Terrace, IL 60181
Telephone No. (630) 833-5533