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Doc#: 2403346060 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2024 03:03 PM Pg: 1 of 2

MECHANIC'S LIEN:
CLAIM

STATE OF ILLINOIS }
 }
COUNTY OF Cook }

VCNA Prairie LLC d/b/a Prairie Material

CLAIMANT

-VS-

MB Belmont LLC
Genesis Capital, LLC
Chicago Concrete & Excavation Services Inc.

DEFENDANT(S)

The claimant, **VCNA Prairie LLC d/b/a Prairie Material** of Bridgeview, IL, 60455 County of Cook, hereby files a claim for lien against **Chicago Concrete & Excavation Services Inc.**, contractor of 8055 S. Lawler Avenue, Burbank, IL and **MB Belmont LLC** Schiller Park, IL 60176 {hereinafter referred to as "owner(s)"} and **Genesis Capital, LLC** Sherman Oaks, CA 91407 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **8/10/2023**, the owner(s) owned the following described land in the County of Cook, State of Illinois to wit:

Street Address: **8001 W. Belmont Avenue River Grove, IL 60171**

A/K/A: **Parcel 1: Lots 1 and 2 in Belmont Estates of River Grove Unit 1 Resubdivision, being a Resubdivision of part of the Northeast 1/4 of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.**

Parcel 2: Lots 1, 2 and 3 in Belmont Estates of River Grove Unit 2 Resubdivision, being a Resubdivision of part of the Northeast 1/4 of Section 26, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

A/K/A: **Tax# 12-26-200-005; 12-26-200-013; 12-26-200-014**

and **Chicago Concrete & Excavation Services Inc.** was the owner's contractor for the improvement thereof. In the alternative, contractor contracted to improve the owner's property with the owner's authority or knowing permission. That on or about **8/10/2023**, said contractor made a subcontract with the claimant to provide **ready mix** for and in said improvement, and that on or about **10/6/2023** the claimant completed thereunder all that was required to be done by said subcontract.

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The following amounts are due on said subcontract:

Original Contract Amount	\$317,404.91
Change Orders/Extras	\$.00
Credits	\$.00
Work Not Performed	\$.00
Payments	\$180,368.23
Total Balance Due	\$137,036.68

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **One Hundred Thirty Seven Thousand Thirty Six Dollars and 68/100 (\$137,036.68) 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 and/or owner(s) under said subcontract.

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 February 2, 2024.

VCNA Prairie LLC d/b/a Prairie Material

Irene Rodriguez
Irene Rodriguez, Senior Account Manager

Prepared By and Mail To:
Georgeann Eng
VCNA Prairie LLC d/b/a Prairie Material
7601 W. 79th Street
Bridgeview, IL 60455

VERIFICATION

State of IL
County of Cook

The affiant, Irene Rodriguez, being first duly sworn, on oath deposes and says that the affiant is Senior Account Manager 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.

Irene Rodriguez
Irene Rodriguez, Senior Account Manager

Subscribed and sworn before me this February 2, 2024.

Gabriela Martinez Agüero
Notary Public's Signature

