

# UNOFFICIAL COPY

MECHANIC'S LIEN:

**CLAIM**

Doc#: 2414914288 Fee: \$64.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/28/2024 11:28 AM Pg: 1 of 2

STATE OF ILLINOIS        }  
  }  
COUNTY OF Cook        }

**IBuilders Corp.**

**CLAIMANT**

-VS-

**Community First Healthcare of Illinois, Inc.**  
**CNH Finance Fund I, L.P. f/k/a SCM Specialty Finance Opportunities Fund, L.P.**  
**Alpa Construction Inc.**

**DEFENDANT(S)**

The claimant, **IBuilders Corp.** of Chicago, IL, 60623 County of **Cook**, hereby files a claim for lien against **Alpa Construction Inc.**, contractor of 6601 S. Central Avenue, Bedford Park, IL and **Community First Healthcare of Illinois, Inc.** Chicago, IL 60634 {hereinafter referred to as "owner(s)"} and **CNH Finance Fund I, L.P. f/k/a SCM Specialty Finance Opportunities Fund, L.P.** Greenwich, CT 06830 {hereinafter referred to as "lender(s)"} and any persons claiming an interest in the premises herein and states:

That on **11/29/2023**, the owner(s) owned the following described land in the County of **Cook**, State of Illinois to wit:

Street Address:       **Community First Medical Center 5645 W. Addison Street Chicago, IL 60634**

A/K/A:               **Lots 8, 9, 23, 24, 26 thru 35 in Block 1 in Blase and Harsen's Addition to Chicago, a subdivision of the North 3/4 of the North 1/2 of the East 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 13 East of the Third Principal Meridian in the County of Cook in the State of Illinois**

A/K/A:               **Tax# 13-20-403-038; 13-20-403-039; 13-20-403-042; 13-20-403-043**

and **Alpa Construction Inc.** was the owner's contractor for the improvement thereof. That on or about **11/29/2023**, said contractor made a subcontract with the claimant to provide **labor and material for drywall and building insulation** for and in said improvement, and that on or about **3/27/2024** 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	\$119,460.00
Change Orders/Extras	\$11,356.72
Credits	\$ .00
Work Not Performed	\$ .00
Payments	\$ .00
Total Balance Due	\$130,816.72

leaving due, unpaid and owing to the Claimant after allowing all credits, the sum of **One Hundred Thirty Thousand Eight Hundred Sixteen Dollars and 72/100 (\$130,816.72) 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 May 14, 2024.

**IBuilders Corp.**

*Marco A. Romero*  
\_\_\_\_\_  
Marco A. Romero, President

Prepared By and Mail To:

**Marco A. Romero**  
**IBuilders Corp.**  
**1876 S. Kedzie Avenue**  
**Chicago, IL 60623**

### VERIFICATION

State of IL  
County of Cook

The affiant, Marco A. Romero, being first duly sworn, on oath deposes and says that the affiant is President 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.

*Marco A. Romero*  
\_\_\_\_\_  
Marco A. Romero, President

Subscribed and sworn before me this May 14, 2024.

*Nickole Lynch*  
\_\_\_\_\_  
Notary Public's Signature

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