

FILED DATE: 2/28/2024 11:41 AM 2023L004422

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

FILED
2/28/2024 11:41 AM
IRIS Y. MARTINEZ
CIRCUIT CLERK
COOK COUNTY, IL
2023L004422
Calendar, Y
26596610

BEVERLY BANK & TRUST COMPANY, N.A.,)
)
Plaintiff,)
)
v.) No. 2023 CH 05065
)
LAKE LATHROP PARTNERS LLC, an Illinois limited) Consolidated into
liability company; FRANK MARTIN PARIS, JR. A/K/A)
MARTY PARIS A/K/A F. MARTIN PARIS, JR.;) 2023 L 4422
MARTIN NV II, INC., a Nevada corporation;)
MAEVE, LLC – SERIES A, a Delaware series limited liability)
company; MAEVE, LLC – SERIES JJ, a Delaware series) Judge Catherine Schneider
limited liability company; MAEVE, LLC – SERIES DD, a)
Delaware series limited liability company; SEDGWICK)
DESIGN CORP., an Illinois corporation; SEDGWICK)
PROPERTIES DEVELOPMENT CORPORATION, an)
Illinois corporation; MARK MCKINNEY ARCHITECTURES)
LLC f/d/b/a 2MA, LLC, an Illinois limited liability company;)
ALPHA CONSTRUCTION SERVICES, LLC, a Delaware)
limited liability company; WIGBOLDY EXCAVATING,)
INC., an Illinois corporation; PREMIUM CONCRETE, INC.,)
an Illinois corporation; SCHINDLER ELEVATOR)
CORPORATION, a Delaware corporation; MILHOUSE)
ENGINEERING AND CONSTRUCTION, INC., an Illinois)
corporation; ERIKSSON ENGINEERING ASSOCIATES,)
LTD., an Illinois corporation; DAVID J. SWARTZ PE LTD.,)
an Illinois corporation; D & P CONSTRUCTION CO., INC.,)
an Illinois corporation; UNKNOWN OWNERS and NON-)
RECORD CLAIMANTS)
)
Defendants.)
)
) Property Address:
) 7601-7613 W. Lake Street
) River Forest, Illinois 60305

SECOND RECEIVER REPORT

Walter A. Rebenson, with Ascend Real Estate Group LLC, as the duly appointed Receiver (the “Receiver”) with respect to the property and premises commonly known as 7601-7613 W. Lake Street, River Forest, Illinois 60305 (the “Property”) pursuant to an order entered in this Court on September 9, 2023 and appointment effective on September 12, 2023, hereby submits this **Second Receiver Report (the “Second Report”)** for the period November 1, 2023 to January 31, 2024. The next scheduled court date with the Receiver’s Report on the agenda is **March 27, 2024, at 9:00 AM** in courtroom 2004 at the Daley Center.

RECEIVER ACTION ITEMS/COURT APPROVAL REQUESTED

There are two items the Receiver is seeking Court approval for, as follows:

1. The Receiver asks the Court to approve the expenses paid during this reporting period by the Receiver and funded by the Plaintiff and attached as EXHIBIT A. The total costs paid for this period are \$40,778.00, including previously approved Receiver fees.
2. The Receiver asks the Court to approve the Receiver fees and professional fees for the period November 17, 2023 through February 27, 2024, as detailed in Receiver Bill No. 2 in the total amount of \$13,893.75. The Receiver requests that the Court approve payment of this invoice from funding by the Plaintiff. See EXHIBIT B for Receiver Bill No. 2.

DISPOSITION STATUS

Pursuant to the court order appointing the Receiver, the Receiver was authorized to market the property for sale; with any sale subject to court approval. The Receiver engaged Jones Lang Lasalle (JLL) who conducted an aggressive marketing campaign beginning on 11/16/23. The asset was exposed extensively to the market for approximately 75 days via email blasts, on site tours and follow up phone calls. Sixty-six (66) firms were contacted. Forty seven (47) prospective buyers requested additional information and signed Non-Disclosure Agreements. A "Call for Offers" date of 1/29/2024 was announced which generated 5 written offers. After follow-up and discussions with each bidder, a second round of bidding was announced wherein all 5 purchasers were instructed to present their highest and best offer. Three enhanced offers were received on 2/14/24. See EXHIBIT C for a copy of the most recent JLL marketing report.

The Receiver is actively negotiating contract terms with the highest bidder. A final Purchase and Sale Agreement should be executed by a purchaser and presented to the Court for approval within 30 to 45 days. The Defendant has filed a motion for Reconsideration to cease any marketing of the property and the motion hearing is set for March 18, 2024 at 10:00 AM.

ACCESS AND TURNOVER

After meeting in person with the Defendant, the Receiver presented a list of requested documentation including all design and construction related contract agreements and inspection reports, general contractor and subcontractor agreements and insurance certificates, as well as any and all inspection reports for any work completed to date on the site. Representatives of the Defendant have indicated that they never received these documents from Alpha Construction (the General Contractor), despite the fact that the general contractor is an affiliate of the Defendant and/or Sedgwick Properties and/or Sedgwick Development Corp. and/or Marty Paris.

The design team (mechanical, civil, and structural engineers) have all indicated that they were never asked to conduct on-site inspections of completed work to insure that quality and design standards were in compliance. Partially due to the lack of inspection documentation, most potential buyers have indicated that the in-place construction work has little or no contributory value.

Despite numerous written requests, phone calls and emails, there are still documents that have not been turned over to the Receiver by Defendant (or its affiliated entities). The Defendant has indicated that these remaining items were not provided to Defendant by the General Contractor (Alpha Construction). The Receiver has requested these items from counsel representing Alpha Construction, who has been

non-responsive. These communications and the list of items that remain outstanding can be found in EXHIBIT D.

PROPERTY AND SITE INSPECTIONS

A private sidewalk was removed by the Defendant which serves the adjacent building and their rear access and fire ingress/egress. The Receiver engaged a concrete contractor, and the replacement sidewalk was completed on November 20, 2023. See EXHIBIT E for photos of this life safety remediation. The Receiver engaged Pioneer Environmental to review existing conditions and elaborate on elements required to complete the NFR letter with IL EPA. This report has been completed.

RECEIVER ACTIONS

A full Task List for the Receiver and Ascend personnel is included in EXHIBIT B. During this reporting period, the following actions have been initiated or completed:

1. Updated Property Budget from September 12, 2023 through December 31, 2024. This projection reflects actual expenses thru January 31, 2024. See EXHIBIT F.
2. Repair and improve construction/security fence. JMS Commercial has been called in monthly to tie down screening and maintain cleanliness.
3. Video Camera Security System. System is operating well. On-going expense of \$1,500 per month.
4. Security Fence Rental Renewal. Contract was extended on a quarterly basis until 3/24/24.
5. Replace fire egress sidewalk shared with adjacent building (7629 W. Lake). Work was completed on 11/20/23.
6. Insurance. Insurance broker is currently examining whether Builder's Risk policy renewal is required.
7. Real Estate Taxes. All real estate taxes have been paid.
8. Mechanics Liens. Total liens are estimated in excess of \$2,700,000. The Receiver has not been engaged to negotiate or otherwise manage this liability.
9. Condominium Buyer Deposits. The Receiver has been notified by the Lender/Plaintiff that the Defendant demanded turnover of the purchase deposit escrow account being held by the Lender/Plaintiff. Total fund balance of \$1,460,538.47 was transferred to the Defendant (see EXHIBIT G.) The Receiver has been contacted by several purchasers who expressed the desire to terminate their contract with full refund of their deposit funds. These inquiries have been forwarded to Defendant's counsel. The Receiver has not been engaged to negotiate or otherwise manage this liability.

RECEIVER BANK ACCOUNT AND FINANCIAL REPORTS

The Receiver has established a segregated bank account at Chase and advanced \$100 for account opening.

At the request of the Receiver, as of 1/31/24 the Plaintiff/Lender had funded \$ 121,403.58. The Receiver has paid all bills due during this reporting period with \$14,317.24 remaining in the account as of 1/31/24.

Since the appointment of the Receiver (thru 1/31/24), total paid expenses are \$107,186.34. See EXHIBIT A for financial statements and lender funding during this reporting period.

LIST OF EXHIBITS

- EXHIBIT A -** Property Financial Statements – Property Expenses – Lender / Plaintiff Funding
- EXHIBIT B -** Receiver Bill No. 2, Receiver Property Task List
- EXHIBIT C -** JLL Marketing Report
- EXHIBIT D -** Missing Documentation Due From Defendant And/or Alpha Construction
- EXHIBIT E -** Property Photos
- EXHIBIT F -** Updated Property Budget thru 12/31/24
- EXHIBIT G -** Condominium Buyer Deposit Escrow Returned to Defendant

EXHIBIT A

PROPERTY FINANCIAL STATEMENTS

November 01, 2023 – January 31, 2024

(includes copies of paid expenses)

3:39 PM

02/21/24

Accrual Basis

Lake & Lathrop LLC
Profit & Loss
November 2023 through January 2024

	<u>Nov '23 - Jan 24</u>
Ordinary Income/Expense	
Expense	
60100 · Accounting	
60101 · WJK CPA Consulting Inc.	451.25
	<u>451.25</u>
Total 60100 · Accounting	451.25
66700 · Receivables Fees	20,868.75
67200 · Repairs and Maintenance	
67200-C · JMS Commercial Cleaning	1,000.00
67200-D · Robert R Andreas & Sons, Inc.	9,890.00
67200-E · Driven	1,377.00
67200-F · Eriksson Engineering	590.00
67200-G · Hoy Landscaping, Inc	1,030.00
67200-H · Titan Monitoring	5,571.00
	<u>19,458.00</u>
Total 67200 · Repairs and Maintenance	19,458.00
Total Expense	40,778.00
Net Ordinary Income	-40,778.00
Net Income	-40,778.00

1:22 AM

02/20/24

Accrual Basis

Lake & Lathrop LLC

Balance Sheet

As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
10000 · Chase Bank - Lake & Lathrop	14,317.24
Total Checking/Savings	14,317.24
Total Current Assets	14,317.24
TOTAL ASSETS	14,317.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
25000 · Lender / Plaintiff Funding	121,403.58
25001 · Receiver Advances	100.00
Total Other Current Liabilities	121,503.58
Total Current Liabilities	121,503.58
Total Liabilities	121,503.58
Equity	
32000 · Retained Earnings	-103,696.34
Net Income	-3,490.00
Total Equity	-107,186.34
TOTAL LIABILITIES & EQUITY	14,317.24

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2137

Ascend Real Estate Group
912 W Lake Street
Chicago, IL 60607

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
2-1/710

1/22/2024

PAY TO THE ORDER OF Hoy Landscaping, Inc

\$ **155.00

One Hundred Fifty-Five and 00/100*****

DOLLARS

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160

Walter A. R. R. R.
AUTHORIZED SIGNATURE

MEMO Invoice 69618 Zero Tolerance Snow Service

⑈002137⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

Hoy Landscaping, Inc

Date	Type	Reference
1/22/2024	Bill	69618

Original Amt.	155.00
---------------	--------

Balance Due	155.00
-------------	--------

1/22/2024

Discount

Check Amount

Payment	155.00
	155.00

2137

Chase Bank - Lake & Invoice 69618 Zero Tolerance Snow Service

155.00

Ascend Real Estate Group

Hoy Landscaping, Inc

Date	Type	Reference
1/22/2024	Bill	69618

Original Amt.	155.00
---------------	--------

Balance Due	155.00
-------------	--------

1/22/2024

Discount

Check Amount

Payment	155.00
	155.00

2137

Chase Bank - Lake & Invoice 69618 Zero Tolerance Snow Service

155.00

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Invoice: 69618

Date 1/22/2024
Terms Due on receipt
PO Number
Account #

Bill To

Walt Rebenson, Receiver for Lake Lathrop
Partners LLC
Attn: C/O Ascend Real Estate Group LLC
954 W. Washington Blvd., Suite 720
Chicago, IL 60607

Property Address

Walt Rebenson
423 Ashland Ave
River Forest, IL 60305

Date/Time	Description	Quantity	Price	Total
1/19/2024	Snow Removal	1.00	75.00	75.00
1/19/2024	Ice Melt	1.00	40.00	40.00
1/22/2024	Ice Melt Application	1.00	40.00	40.00

Subtotal: 155.00

Invoice Total: \$155.00



PAYMENT COUPON

Hoy Landscaping, Inc

3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Terms Due on receipt

Account #

PO Number

Walt Rebenson, Receiver for Lake
Lathrop Partners LLC
423 Ashland Ave
River Forest, IL 60305

Invoice # 69618

Invoice Date 1/22/2024

Invoice Balance \$155.00

Amount Enclosed

FILED DATE: 2/28/2024 11:41 AM 2023L004422

2136

Ascend Real Estate Group
912 W Lake Street
Chicago, IL 60607

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
2-1/710

1/22/2024

PAY TO THE ORDER OF Titan Monitoring

\$ **1,500.00

One Thousand Five Hundred and 00/100*****

DOLLARS

Titan Monitoring
9350 Metcalf Ave
Ste 110
Overland Park, KS 66212

MEMO Invoice # 59602 - Monitoring Services - 7611 W Lak

Walter A. Robinson
AUTHORIZED SIGNATURE

⑈002136⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

2136

Titan Monitoring

Date	Type	Reference	Original Amt.	Balance Due	1/22/2024 Discount	Payment
1/1/2024	Bill	59602	1,500.00	1,500.00		1,500.00
					Check Amount	1,500.00

Chase Bank - Lake & Invoice # 59602 - Monitoring Services - 7611 W 1,500.00

Ascend Real Estate Group

2136

Titan Monitoring

Date	Type	Reference	Original Amt.	Balance Due	1/22/2024 Discount	Payment
1/1/2024	Bill	59602	1,500.00	1,500.00		1,500.00
					Check Amount	1,500.00

Chase Bank - Lake & Invoice # 59602 - Monitoring Services - 7611 W 1,500.00



Titan Monitoring
9350 Metcalf Ave, Ste 110
Overland Park, KS 66212

INVOICE NO.	59602
DATE	12/31/23

CUSTOMER

Lake Lathrop Partners LLC
7611 Lake St
River Forest, IL 60305-1830

SERVICE LOCATION

Lake Lathrop Partners LLC
7611 Lake St
River Forest, IL 60305-1830

TERMS: Net 30 Days	CUSTOMER NO. 901248		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
December, 2023 Monitoring Services - Rental Unit	1.00	PerMonth	1,500.00	1,500.00
		Sub-Total		1,500.00
		Sales Tax		
		TOTAL	(\$)	\$1,500.00

AD

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

Lake Lathrop Partners LLC
7611 Lake St
River Forest, IL 60305-1830

PLEASE SEND REMITTANCE TO

Titan Monitoring,
Arvest Bank,
Account Number: 36057263, Routing Number:
082900872

Customer No.	901248
Job No.	901248
Invoice No.	59602
Invoice Date	12/31/23
Amount Due (\$)	\$1,500.00
Amount Remitted	

FILED DATE: 2/28/2024 11:41 AM 2023L004422

2135

Ascend Real Estate Group

912 W Lake Street
Chicago, IL 60607



JPMorgan Chase Bank, N.A.
www.Chase.com

2-1/710

1/22/2024

PAY TO THE ORDER OF JMS Commercial Cleaning & Handyman Serv

\$ **1,000.00

One Thousand and 00/100*****

DOLLARS

JMS Commercial Cleaning & Handyman Serv
5420 West Roosevelt Rd
Suite 309
Chicago, IL 60644

MEMO Invoice # 1055

Walter A. Robinson
AUTHORIZED SIGNATURE

⑈002135⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

JMS Commercial Cleaning & Handyman Serv

1/22/2024

2135

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/18/2024	Bill	1055	1,000.00	1,000.00		1,000.00
				Check Amount		1,000.00

Chase Bank - Lake & Invoice # 1055 1,000.00

Ascend Real Estate Group

JMS Commercial Cleaning & Handyman Serv

1/22/2024

2135

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
1/18/2024	Bill	1055	1,000.00	1,000.00		1,000.00
				Check Amount		1,000.00

Chase Bank - Lake & Invoice # 1055 1,000.00

#1055

Date issued: 12/21/2023

Proposal/Invoice

**Bill from:**

JMS Commercial Cleaning
5420 West Roosevelt Rd Chicago, IL 60644
jose@jms-facilities.com
630-473-9003

Bill to:

Cal Denison
711 344 Lake St, River Forest, IL, USA
~~cal@ascendregroup.com~~
12243305615

Item	Quantity	Price	Total
Install panels by the parking lot, 2 people	1	\$500	\$500
Move the panel by Ashland st, tide it up, 2 people	1	\$500	\$500

Total \$1000

Signature

Agent for Receiver.

Date

1/18/24

Name

Calvin D. Denison
Agent for Receiver.

FILED DATE: 2/28/2024 11:41 AM 2023L004422

2134

Ascend Real Estate Group

912 W Lake Street
Chicago, IL 60607



JPMorgan Chase Bank, N.A.
www.Chase.com

2-1/710

1/22/2024

PAY TO THE ORDER OF Hoy Landscaping, Inc

\$ **835.00

Eight Hundred Thirty-Five and 00/100*****

DOLLARS

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160

Walter A. Robinson
AUTHORIZED SIGNATURE

MEMO

⑈002134⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

Hoy Landscaping, Inc

2134

Date	Type	Reference	Original Amt.	Balance Due	1/22/2024 Discount	Payment
1/10/2024	Bill	68586	230.00	230.00		230.00
1/12/2024	Bill	68833	115.00	115.00		115.00
1/16/2024	Bill	69089	260.00	260.00		260.00
1/19/2024	Bill	69356	230.00	230.00		230.00
Check Amount						835.00

Chase Bank - Lake &

835.00

Ascend Real Estate Group

Hoy Landscaping, Inc

2134

Date	Type	Reference	Original Amt.	Balance Due	1/22/2024 Discount	Payment
1/10/2024	Bill	68586	230.00	230.00		230.00
1/12/2024	Bill	68833	115.00	115.00		115.00
1/16/2024	Bill	69089	260.00	260.00		260.00
1/19/2024	Bill	69356	230.00	230.00		230.00
Check Amount						835.00

Chase Bank - Lake &

835.00



Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Invoice: 68586

Date 1/10/2024
Terms Due on receipt
PO Number
Account #

Bill To

Walt Rebenson, Receiver for Lake Lathrop
Partners LLC
Attn: C/O Ascend Real Estate Group LLC
954 W. Washington Blvd., Suite 720
Chicago, IL 60607

Property Address

Walt Rebenson
423 Ashland Ave
River Forest, IL 60305

Date/Time	Description	Quantity	Price	Total
1/6/2024	Snow Removal	1.00	75.00	75.00
1/6/2024	Ice Melt	1.00	40.00	40.00
1/9/2024	Snow Removal	1.00	75.00	75.00
1/9/2024	Ice Melt	1.00	40.00	40.00

Subtotal: 230.00

Invoice Total: \$230.00

PAYMENT COUPON

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Walt Rebenson, Receiver for Lake
Lathrop Partners LLC
423 Ashland Ave
River Forest, IL 60305

Terms Due on receipt

Account #

PO Number

Invoice # 68586

Invoice Date 1/10/2024

Invoice Balance \$230.00

Amount Enclosed

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Invoice: 68833

Date 1/12/2024
Terms Due on receipt
PO Number
Account #

Bill To

Walt Rebenson, Receiver for Lake Lathrop
Partners LLC
Attn: C/O Ascend Real Estate Group LLC
954 W. Washington Blvd., Suite 720
Chicago, IL 60607

Property Address

Walt Rebenson

423 Ashland Ave
River Forest, IL 60305

Date/Time	Description	Quantity	Price	Total
1/10/2024	Snow Removal	1.00	75.00	75.00
1/10/2024	Ice Melt	1.00	40.00	40.00

Subtotal: 115.00

Invoice Total: \$115.00



PAYMENT COUPON

Hoy Landscaping, Inc

3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Terms Due on receipt
Account #
PO Number

Walt Rebenson, Receiver for Lake
Lathrop Partners LLC
423 Ashland Ave
River Forest, IL 60305

Invoice # 68833
Invoice Date 1/12/2024

Invoice Balance \$115.00

Amount Enclosed

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Invoice: 69089

Date 1/16/2024
Terms Due on receipt
PO Number
Account #

Bill To

Walt Rebenson, Receiver for Lake Lathrop
Partners LLC
Attn: C/O Ascend Real Estate Group LLC
954 W. Washington Blvd., Suite 720
Chicago, IL 60607

Property Address

Walt Rebenson
423 Ashland Ave
River Forest, IL 60305

Date/Time	Description	Quantity	Price	Total
1/12/2024	Snow Removal + 2 additional inches.	1.00	105.00	105.00
1/12/2024	Ice Melt	1.00	40.00	40.00
1/13/2024	Snow Removal	1.00	75.00	75.00
1/13/2024	Ice Melt	1.00	40.00	40.00

Subtotal: 260.00

Invoice Total: \$260.00

CV

PAYMENT COUPON

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Walt Rebenson, Receiver for Lake
Lathrop Partners LLC
423 Ashland Ave
River Forest, IL 60305

Terms Due on receipt
Account #
PO Number

Invoice # 69089
Invoice Date 1/16/2024

Invoice Balance \$260.00

Amount Enclosed

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Invoice: 69356

Date 1/19/2024
Terms Due on receipt
PO Number
Account #

Bill To

Walt Rebenson, Receiver for Lake Lathrop
Partners LLC
Attn: C/O Ascend Real Estate Group LLC
954 W. Washington Blvd., Suite 720
Chicago, IL 60607

Property Address

Walt Rebenson
423 Ashland Ave
River Forest, IL 60305

Date/Time	Description	Quantity	Price	Total
1/15/2024	Snow Removal	1.00	75.00	75.00
1/15/2024	Ice Melt	1.00	40.00	40.00
1/18/2024	Snow Removal	1.00	75.00	75.00
1/18/2024	Ice Melt	1.00	40.00	40.00

Subtotal: 230.00

Invoice Total: \$230.00

PAYMENT COUPON

Hoy Landscaping, Inc

3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Terms Due on receipt
Account #
PO Number

Walt Rebenson, Receiver for Lake
Lathrop Partners LLC
423 Ashland Ave
River Forest, IL 60305

Invoice # 69356
Invoice Date 1/19/2024
Invoice Balance \$230.00

Amount Enclosed

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2132

Ascend Real Estate Group

912 W Lake Street
Chicago, IL 60607



JPMorgan Chase Bank, N.A.
www.Chase.com

2-1/710

12/21/2023

PAY TO THE ORDER OF Titan Monitoring

\$ **4,071.00

Four Thousand Seventy-One and 00/100*****

DOLLARS

Titan Monitoring
9350 Metcalf Ave
Ste 110
Overland Park, KS 66212

Walter A. Rober

AUTHORIZED SIGNATURE

MEMO Invoice # 59063 - Monitoring Services - 7611 W Lak

⑈002132⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

Titan Monitoring

2132

Date	Type	Reference	Original Amt.	Balance Due	12/21/2023 Discount	Payment
11/30/2023	Bill	59063	4,071.00	4,071.00		4,071.00
					Check Amount	4,071.00

Chase Bank - Lake & Invoice # 59063 - Monitoring Services - 7611 W 4,071.00

Ascend Real Estate Group

Titan Monitoring

2132

Date	Type	Reference	Original Amt.	Balance Due	12/21/2023 Discount	Payment
11/30/2023	Bill	59063	4,071.00	4,071.00		4,071.00
					Check Amount	4,071.00

Chase Bank - Lake & Invoice # 59063 - Monitoring Services - 7611 W 4,071.00



Titan Monitoring
9350 Metcalf Ave, Ste 110
Overland Park, KS 66212

INVOICE NO.	59063
DATE	11/30/23

CUSTOMER

Lake Lathrop Partners LLC
7611 Lake St
River Forest, IL 60305-1830

SERVICE LOCATION

Lake Lathrop Partners LLC
7611 Lake St
River Forest, IL 60305-1830

TERMS: Net 30 Days	CUSTOMER NO. 901248		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Monitoring Services - Rental Unit - Oct 2023 prorated for start date 11/18/23	0.45	PerMonth	1,500.00	675.00
Monitoring Services - Rental Unit - Nov 2023	1.00	PerMonth	1,500.00	1,500.00
Installation	1.00	Each	915.00	915.00
Shipping	1.00	Each	981.00	981.00
			Sub-Total	4,071.00
			Sales Tax	
			TOTAL (\$)	\$4,071.00

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

Lake Lathrop Partners LLC
7611 Lake St
River Forest, IL 60305-1830

PLEASE SEND REMITTANCE TO

Titan Monitoring,
Arvest Bank,
Account Number: 36057263, Routing Number:
082900872

Customer No.	901248
Job No.	901248
Invoice No.	59063
Invoice Date	11/30/23
Amount Due(\$)	\$4,071.00
Amount Remitted	

FILED DATE: 2/28/2024 11:41 AM 2023L004422

2131

Ascend Real Estate Group
912 W Lake Street
Chicago, IL 60607

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
2-1/710

12/21/2023

PAY TO THE ORDER OF Hoy Landscaping, Inc

\$ **40.00

Forty and 00/100*****

DOLLARS

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160

Walter A. Rebn

AUTHORIZED SIGNATURE

MEMO Invoice 68101 Zero Tolerance Snow Service

⑈002131⑈ ⑆0710000131⑆ 910594886⑈

Ascend Real Estate Group

Hoy Landscaping, Inc

Date	Type	Reference	Original Amt.	Balance Due	12/21/2023 Discount	Payment
12/1/2023	Bill	68101	40.00	40.00		40.00
					Check Amount	40.00

2131

Chase Bank - Lake & Invoice 68101 Zero Tolerance Snow Service 40.00

Ascend Real Estate Group

Hoy Landscaping, Inc

Date	Type	Reference	Original Amt.	Balance Due	12/21/2023 Discount	Payment
12/1/2023	Bill	68101	40.00	40.00		40.00
					Check Amount	40.00

2131

Chase Bank - Lake & Invoice 68101 Zero Tolerance Snow Service 40.00

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Invoice: 68101

Date 12/1/2023
Terms Due on receipt
PO Number
Account #

Bill To

Walt Rebenson, Receiver for Lake Lathrop
Partners LLC
Attn: C/O Ascend Real Estate Group LLC
954 W. Washington Blvd., Suite 720
Chicago, IL 60607

Property Address

Walt Rebenson
423 Ashland Ave
River Forest, IL 60305

Date/Time	Description	Quantity	Price	Total
11/26/2023	Zero Tolerance Snow Service	1.00	40.00	40.00

Subtotal: 40.00

Invoice Total: \$40.00

CD

PAYMENT COUPON

Hoy Landscaping, Inc
3025 W Lake Street
Melrose Park, IL 60160
708-356-1066 | 708-356-1067 (fax)

Walt Rebenson, Receiver for Lake
Lathrop Partners LLC
423 Ashland Ave
River Forest, IL 60305

Terms Due on receipt
Account #
PO Number

Invoice # 68101
Invoice Date 12/1/2023
Invoice Balance \$40.00

Amount Enclosed

FILED DATE: 2/28/2024 11:41 AM 2023L004422

2130

Ascend Real Estate Group

912 W Lake Street
Chicago, IL 60607



JPMorgan Chase Bank, N.A.
www.Chase.com

2-1/710

12/21/2023

PAY TO THE ORDER OF Eriksson Engineering Associates, LTD.

\$ **590.00

Five Hundred Ninety and 00/100*****

DOLLARS

Eriksson Engineering Associates, LTD.
145 Commerce Drive
Suite A
Grayslake, IL 60031

Walter A. Robison
AUTHORIZED SIGNATURE

MEMO Invoice # 29798 - 1701 Lake Steet - Access Sidewal

⑈002130⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

Eriksson Engineering Associates, LTD.

2130

Date	Type	Reference	Original Amt.	Balance Due	12/21/2023 Discount	Payment
12/1/2023	Bill	29798	590.00	590.00		590.00
					Check Amount	590.00

Chase Bank - Lake & Invoice # 29798 - 1701 Lake Steet - Access Side 590.00

Ascend Real Estate Group

Eriksson Engineering Associates, LTD.

2130

Date	Type	Reference	Original Amt.	Balance Due	12/21/2023 Discount	Payment
12/1/2023	Bill	29798	590.00	590.00		590.00
					Check Amount	590.00

Chase Bank - Lake & Invoice # 29798 - 1701 Lake Steet - Access Side 590.00





145 Commerce Drive, Suite A
Grayslake, IL 60031
847.223.4804
acct@eea-ltd.com

Ascend Real Estate
Cal Denison
954 W. Washington Blvd
Suite 720
Chicago, IL 60607

Invoice number 29798
Date 12/01/2023
Project 1701 LAKE STREET

Progress billing through November 30, 2023.

Access Sidewalk Design

Construction Administration

STAFF TIME:

	Hours	Rate	Billed Amount
Senior Design Engineer III	2.50	170.00	425.00
Principal	0.75	220.00	165.00
STAFF TIME: subtotal	3.25		590.00
Phase subtotal			590.00

Invoice total **590.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
29798	12/01/2023	590.00	590.00				
	Total	590.00	590.00	0.00	0.00	0.00	0.00

Please remit all payments to our Grayslake office at 145 Commerce Drive, Suite A, Grayslake, IL 60030
or contact us at acct@eea-ltd.com for ACH payment instructions.

FILED DATE: 2/28/2024 11:41 AM 2023L004422

2129

Ascend Real Estate Group
912 W Lake Street
Chicago, IL 60607

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
2-1/710

12/21/2023

PAY TO THE ORDER OF Driven

\$ **1,377.00

One Thousand Three Hundred Seventy-Seven and 00/100*****

DOLLARS

Driven
2000 Ruby St
Melrose Park, IL 60160

Walter A. Reborn
AUTHORIZED SIGNATURE

MEMO Invoice number # 23-1250 - 7601 W Lake Street - Ex

⑈002129⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

2129

Driven				12/21/2023	
Date	Type	Reference	Original Amt.	Balance Due	Discount
11/21/2023	Bill	23-1250	1,377.00	1,377.00	
				Check Amount	1,377.00

Chase Bank - Lake & Invoice number # 23-1250 - 7601 W Lake Street 1,377.00

Ascend Real Estate Group

2129

Driven				12/21/2023	
Date	Type	Reference	Original Amt.	Balance Due	Discount
11/21/2023	Bill	23-1250	1,377.00	1,377.00	
				Check Amount	1,377.00

Chase Bank - Lake & Invoice number # 23-1250 - 7601 W Lake Street 1,377.00

DRIVEN**2000 N RUBY ST.****MELROSE PARK, IL 60160****Invoice****Date**

12/21/2023

Invoice #

23-1250

Bill To :

Ascend Real Estate Group
Lake Lathrop Partners LLC
954 W. Washington Blvd., Ste. 720
Chicago, IL 60607
Office: 312-252-9271

Ship To :

7601 Lake St.
River Forest, IL 60305
Cal Denison : 224-330-5615
cdenison@aregllc.com

Estimate #

023-2181

Terms

Due on receipt

Rep

RB

Due Date

12/21/2023

Ship

12/21/2023

Exp. Date

3/14/24

Description	Quantity	Amount
** Contract Take Over From Sedgwick Properties & Extension **		
Up To 3 Months - 6' C/L In Ground Contract Extension	130	
- Post(s) Extension - No Charge	13	
- Top Rail Extension - No Charge	130	
- Bottom Rail Extension - No Charge	130	
Up To 3 Months - 6' Panel Contract Extension	468	
- Panel Stand(s) Extension - No Charge	26	
Up To 3 Months - 24x6 Post Driven Gate Contract Extension	3	
Up To 3 Months - 12x6 Post Driven Gate Contract Extension	1	
Total		1,377.00
Extending Contract From 12/14/23 - 3/14/24		

WWW.DRIVENFENCE.COM**ACCOUNTING@DRIVENFENCE.COM****PH: 708 - 356 - 1322****FX: 708 - 356 - 1323****Total**

\$1,377.00

Payments

\$0.00

Balance Due

\$1,377.00

FILED DATE: 2/28/2024 11:41 AM 2023L004422

2128

Ascend Real Estate Group

912 W Lake Street
Chicago, IL 60607



JPMorgan Chase Bank, N.A.
www.Chase.com

2-1/710

11/30/2023

PAY TO THE ORDER OF Robert R Andreas & Sons, Inc.

\$ **9,890.00

Nine Thousand Eight Hundred Ninety and 00/100*****

DOLLARS

Robert R Andreas & Sons, Inc.
3201 South 61st Court
Cicero, IL 60804

MEMO Lake & Lathrop -


AUTHORIZED SIGNATURE

⑈002128⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

Robert R Andreas & Sons, Inc.

Date	Type	Reference
11/30/2023	Bill	11302023-01

Original Amt.
9,890.00

Balance Due
9,890.00

11/30/2023

Discount

Check Amount

Payment
9,890.00
9,890.00

2128

Chase Bank - Lake & Lake & Lathrop -

9,890.00

Ascend Real Estate Group

Robert R Andreas & Sons, Inc.

Date	Type	Reference
11/30/2023	Bill	11302023-01

Original Amt.
9,890.00

Balance Due
9,890.00

11/30/2023

Discount

Check Amount

Payment
9,890.00
9,890.00

2128

Chase Bank - Lake & Lake & Lathrop -

9,890.00

Robert R. Andreas & Sons, Inc. General Contractors

November 30, 2023

Via email: cdenison@aregllc.com

Ascend Realty Group
7601-7613 Lake Street
River Forest, IL 60305
224-330-5615

INVOICE #11302023-01

Cost for this project.....\$11,810.00
Cost for drainpipe system.....\$3,985.00
Total cost for this project.....\$15,795.00
Less deposit.....-\$5,905.00
Total due.....\$9,890.00

Approved.
Robert R. Andreas
11/30/23



October 20, 2023

Via email: cdenison@areqlc.com

Ascend Realty Group
7601-7613 Lake Street
River Forest, IL 60305
224-330-5615

BUDGET ESTIMATE PROPOSAL

Job Description

We will furnish all labor & material to remove 84' x 5' 8" plywood and install and 114' x 5' 8" concrete sidewalk. Note: Fence to be remove and will stay on site.

Drain Pipe System: We will furnish all labor and materials to supply and install a 4" PVC drain pipe approximately at 76' long by a 9" square vortex drain between the buildings pitched out to a pop-up drain emitter that will be located between public sidewalk and curb in grass area. We will remove and replace (1) one public sidewalk square- 5' x 5'

Work Description

- Tear out existing plywood
- Excavate down 8" – 10" and haul away
- 4" thick stone base, level and compacted
- 5" concrete steps
- 5" public sidewalk
- Ozinga OZ FLAT 4500 PSI concrete mix with liquid fiber mesh and integral sealer
- Return to remove forms. Any seed for grass to be done by homeowner
- All job debris hauled away

Cost for this project.....\$11,810.00
Cost for drain pipe system.....\$3,985.00
Total cost for this project.....\$15,795.00

Note:

- One copy of the Plat of Survey is required to obtain the permit
- Owner agrees to let workers use outside water tap or electricity, if needed
- A 50% deposit will be required prior to the start of the work.

Sincerely,

Byron Andreas
Byron G. Andreas
President
Robert R. Andreas & Sons, Inc.
BGA/sa/ff



2127

Ascend Real Estate Group
912 W Lake Street
Chicago, IL 60607

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
2-1/710

11/29/2023

PAY TO THE ORDER OF William J Kulanda, CPA, Consulting Inc

\$ **451.25

Four Hundred Fifty-One and 25/100*****

DOLLARS

William J Kulanda, CPA, Consulting Inc
2420 N Ashland Ave
Chicago, IL 60614

Walter A. Robinson
AUTHORIZED SIGNATURE

MEMO October 2023 Accounting Services

⑈002127⑈ ⑆071000013⑆

910594886⑈

Ascend Real Estate Group

William J Kulanda, CPA, Consulting Inc

2127

Date	Type	Reference	Original Amt.	Balance Due	11/29/2023 Discount	Payment
11/1/2023	Bill	AREG23-10	451.25	451.25		451.25
					Check Amount	451.25

Chase Bank - Lake & October 2023 Accounting Services 451.25

Ascend Real Estate Group

William J Kulanda, CPA, Consulting Inc

2127

Date	Type	Reference	Original Amt.	Balance Due	11/29/2023 Discount	Payment
11/1/2023	Bill	AREG23-10	451.25	451.25		451.25
					Check Amount	451.25

Chase Bank - Lake & October 2023 Accounting Services 451.25



**PROPERTY FINANCIAL STATEMENTS
SINCE RECEIVER APPOINTMENT
SEPTEMBER 12, 2023 – OCTOBER 31, 2023**

1:23 AM

02/20/24

Accrual Basis

Lake & Lathrop LLC
Profit & Loss
September 12, 2023 through January 31, 2024

	Sep 12, '23 - Jan 31, 24
Ordinary Income/Expense	
Expense	
60100 · Accounting	
60101 · WJK CPA Consulting Inc.	451.25
Total 60100 · Accounting	451.25
66700 · Receivership Fees	22,868.75
67200 · Repairs and Maintenance	
67200-A · Village of River Forest	8,950.00
67200-B · Ascend Real Estate Group	794.84
67200-C · JMS Commercial Cleaning	11,810.00
67200-D · Robert R Andreas & Sons, Inc.	15,795.00
67200-E · Driven	1,377.00
67200-F · Eriksson Engineering	590.00
67200-G · Hoy Landscaping, Inc	1,030.00
67200-H · Titan Monitoring	5,571.00
Total 67200 · Repairs and Maintenance	45,917.84
67300 · Real Estate Tax Expense	37,948.50
Total Expense	107,186.34
Net Ordinary Income	-107,186.34
Net Income	-107,186.34

1:22 AM
02/20/24
Accrual Basis

Lake & Lathrop LLC
Balance Sheet
As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
10000 · Chase Bank - Lake & Lathrop	14,317.24
Total Checking/Savings	14,317.24
Total Current Assets	14,317.24
TOTAL ASSETS	14,317.24
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
25000 · Lender / Plaintiff Funding	121,403.58
25001 · Receiver Advances	100.00
Total Other Current Liabilities	121,503.58
Total Current Liabilities	121,503.58
Total Liabilities	121,503.58
Equity	
32000 · Retained Earnings	-103,696.34
Net Income	-3,490.00
Total Equity	-107,186.34
TOTAL LIABILITIES & EQUITY	14,317.24



VIA EMAIL

September 13, 2023

Christopher Swieca

Senior Vice President

Wintrust Financial Corp.

Managed Assets Department

9700 W Higgins Rd., Suite 650

Rosemont, IL 60018

RE: Funding Request No. 1

Borrower: Lake Lathrop Partners LLC

Case No. 2023 L 4422

Address: 7301-7613 Lake Street, River Forest, IL 60305

Chris,

Attached please find **Funding Request No. 1** for the above referenced property. This Funding Request No. 1, in the amount of \$20,000.00 is being requested to cover any upcoming costs related to securing the property, i.e., fence lease costs, fence repairs, signage, temporary power (Com Ed), etc. as well as interim costs between receiver reports.

At your earliest convenience, please arrange for funding/funds to be **wired** into the Ascend Real Estate Group Receivers account, bank wiring information as follows:

Bank Name: JP Morgan Chase

Account Name: Ascend Real Estate Group

Routing #: 071000013

Account #: 91059-4886

Please feel free to contact us with any questions and we thank you in advance for your assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read "Walter A. Rebenson", followed by a long horizontal flourish.

Walter A. Rebenson

Chief Operating Officer

cc: William Knapik (Wintrust)

Irene Calzadilla (Wintrust)

Cal Denison (AREG)

Malita Stone (AREG)

Ascend Real Estate Group LLC
954 W Washington Blvd., Suite 720
Chicago, IL 60607

7301-7613 Lake Street, River Forest, IL. 60305

Case No. 2023 L 4422

LAKE LATHROP PARTNERS LLC, BORROWER

AREG - Chase Bank

Rounting # 071000013

Account # 91059-4886

Funding Request No. 1

9/13/2023

#	Date	Vendor	Backup (Y/N)	Amount	Description
Paid Items					
1			Y	\$ -	
2			Y	\$ -	
3			Y	\$ -	
4			Y	\$ -	
5			Y	\$ -	
6			Y	\$ -	
7			Y	\$ -	
TOTAL PAID ITEMS				\$ -	SEE ATTACHMENTS FOR COPIES OF INVOICES/RECEIPTS

Outstanding Invoices					
1				\$ -	
2				\$ -	
3				\$ -	
Total Outstanding Invoices				\$ -	

Projected/Budgeted Items SEE ATTACHED 3 MONTH PROPERTY BUDGET					
1	ComEd		\$	800.00	Estimates only for Temp Power
2	Fence Repairs/Lease Costs		\$	4,000.00	Estimate only, obtaining Quote/Contract
3	Fence Signs		\$	200.00	Estimate Only
4	Receiver/Ascend Start Up Costs		\$	2,000.00	Per Court Approval at start of Receiver
5	Cash Reserves		\$	13,000.00	Estimates for Interim costs between reports
6			\$	-	
Total Projected/Budgeted Items				<u>\$ 20,000.00</u>	
TOTAL OUTSTANDING/BUDGETED EXPENSES				\$ 20,000.00	

Cash Reconciliation					
Current Balance		\$	-	As of September 13, 2023	
Cash Reserves		\$	-		
Excess Cash Balances		\$	-	Net Available for Outstanding Expenses	
Total Outstanding/Budgeted Expense		\$	20,000.00		
Less Excess Cash Balance		\$	-		
NET FUNDING REQUEST		\$	<u>20,000.00</u>	Funding No. 1	

LENDER FUNDINGS					
		\$	-	Funding No. 1	
		\$	-	Funding No. 2	
		\$	-		
		\$	-		
		\$	-		
		\$	-	Total Lender Funding to Date	



VIA EMAIL

October 10, 2023

Christopher Swieca

Senior Vice President

Wintrust Financial Corp.

Managed Assets Department

9700 W Higgins Rd., Suite 650

Rosemont, IL 60018

RE: Funding Request No. 2

Borrower: Lake Lathrop Partners LLC

Case No. 2023 L 4422

Address: 7301-7613 Lake Street, River Forest, IL 60305

Chris,

Attached please find **Funding Request No. 2** for the above referenced property. This Funding Request No. 2, in the amount of \$88,303.58 is being requested to cover incurred and upcoming costs related to securing the property, i.e., fence lease costs, fence repairs, signage, real estate taxes, sidewalk replacement, etc. as well as interim costs between receiver reports.

At your earliest convenience, please arrange for funding/funds to be **wired** into the Ascend Real Estate Group Receivers account, bank wiring information as follows:

Bank Name: JP Morgan Chase

Account Name: Ascend Real Estate Group

Routing #: 071000013

Account #: 91059-4886

Please feel free to contact us with any questions and we thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter A. Rebenson", with a long horizontal flourish extending to the right.

Walter A. Rebenson

Chief Operating Officer

cc: William Knapik (Wintrust)

Irene Calzadilla (Wintrust)

Cal Denison (AREG)

Malita Stone (AREG)

Ascend Real Estate Group LLC
954 W Washington Blvd., Suite 720
Chicago, IL 60607

7301-7613 Lake Street, River Forest, IL. 60305
Case No. 2023 L 4422
LAKE LATHROP PARTNERS LLC, BORROWER

AREG - Chase Bank

Rounting # 071000013

Account # 91059-4886

Funding Request No. 2

10/10/2023

#	Date	Vendor	Backup (Y/N)	Amount	Description
Paid Items					
			Y	\$ -	
TOTAL PAID ITEMS				\$ -	SEE ATTACHMENTS FOR COPIES OF INVOICES/RECEIPTS
Outstanding Invoices					
1	10/06/23	AREG Reimbursement	Y	\$ 414.22	Locks, signs, plans
2	10/06/23	JMS Commercial	Y	\$ 3,360.00	General Clean-up/board up/life safety
3	10/06/23	JMS Commercial	Y	\$ 2,800.00	General Clean-up/board up/life safety
4	10/06/23	JMS Commercial	Y	\$ 300.00	Staff time re Silo-Mix container removal
5	10/06/23	AREG Reimbursement	Y	\$ 380.62	Dumpster tip
6	09/27/23	Village of River Forest	Y	\$ 8,950.00	Replacement of public sidewalk voids created by Borrower
7	10/09/23	JMS Commercial	Y	\$ 4,350.00	Installation of anchored fence posts and upgraded gates to insure site security
Total Outstanding Invoices				\$ 20,554.84	SEE ATTACHMENTS FOR COPIES OF INVOICES/RECEIPTS
Projected/Budgeted Items SEE ATTACHED 6 MONTH PROPERTY BUDGET					
1	10/15/23	Titan Security	Y	\$ 1,900.00	Install Video Monitoring System
2	10/15/23	Titan Security	Y	\$ 6,000.00	Monthly Video Camera Monitoring - 4 months/\$1500
3	10/15/23	TBD	Y	\$ 11,985.00	Installation of fire access concrete sidewalk per plan.
4	12/01/23	AREG Reimbureables	Y	\$ 360.00	Dumpster tip and porta potty
4	12/15/23	Diverse Fence, Inc.	Y	\$ 2,800.00	Extension fee based on last year.
5	On-going	AREG	Y	\$ 2,900.00	Miscellaneous (over five month period)
6	On-going	TBD	N	\$ 4,000.00	Sidewalk snow removal
7	12/29/22	Cook County Treasurer	Y	\$ 9,514.28	Unpaid 2021 2nd Installment Taxes (see attached schedule)
8	10/31/23	Cook County Treasurer	Y	\$ 1,427.10	Accrued Interest 2nd Installment 2021 Taxes thru 10/31/23 (see attached schedule)
9	02/25/23	Cook County Treasurer	Y	\$ 13,642.23	Unpaid 2022 1st Installment taxes thru(see attached schedule)
10	10/31/23	Cook County Treasurer	Y	\$ 1,220.13	Accrued interest 1st Installment 2022 Taxes (see attached schedule)
11	12/01/23	Cook County Treasurer	N	\$ 10,000.00	Estimated 2nd Installment 2022 taxes (see attached schedule)
12	02/01/24	Cook County Treasurer	N	\$ 15,000.00	Estimated 1st Installment 2023 taxes (see attached schedule)
13	09/12/23	Receiver/Ascend Start Up Costs		\$ 2,000.00	Per Court Approval at start of Receiver
Total Projected/Budgeted Items				\$ 82,748.74	
TOTAL OUTSTANDING/BUDGETED EXPENSES				\$ 103,303.58	

Cash Reconciliation		
Current Balance	\$ 20,000.00	As of October 09, 2023
Cash Reserves	\$ (5,000.00)	
Excess Cash Balances	\$ 15,000.00	Net Available for Outstanding Expenses
Total Outstanding/Budgeted Expense	\$ 103,303.58	
Less Excess Cash Balance	\$ (15,000.00)	
NET FUNDING REQUEST	\$ 88,303.58	Funding No. 2

LENDER/FUNDINGS		
	\$ 20,000.00	Funding No. 1
	\$ -	Funding No. 2
	\$ -	
	\$ 20,000.00	Total Lender Funding to Date



VIA EMAIL

December 27, 2023

Christopher Swieca

Senior Vice President

Wintrust Financial Corp.

Managed Assets Department

9700 W Higgins Rd., Suite 650

Rosemont, IL 60018

RE: Funding Request No. 3

Borrower: Lake Lathrop Partners LLC

Case No. 2023 L 4422

Address: 7301-7613 Lake Street, River Forest, IL 60305

Chris,

Attached is Funding Request No. 3 for \$13,100.

To date, the lender has funded \$108,303.58. Total paid Expenses are \$103,696.34. The remaining current Receiver account balance is \$4,707.24. See attached financial statements from 9/12/23 through 12/26/23.

All expenses to date are per the Property Budget submitted as part of Receiver Report No. 1. Included herein is the Updated Property Budget.

All major life safety and asset preservation projects required for this property have been completed. Ongoing projected property costs include fence maintenance, snow removal and security costs.

During the next two months, we anticipate focusing on disposition efforts that will require additional professional fees (primarily environmental and structural). We have received a quote from Pioneer Environmental and expect a quote to be provided by Millhouse Engineering, the structural engineers. Other than entitlement status, the two primary questions posed by potential buyers are related to the ability of existing foundation work to support an additional floor and the probable cost to complete the NFR letter with Illinois EPA agency.

In addition, the owner/borrower/defendant did not provide any construction inspection reports, thus we need to understand what improvements are in place and if completed per the permit plans. The additional work from environmental and structural professionals will be completed before the end of January.

We are researching whether a renewal of the Builders Risk policy will be necessary (approximately \$20,000 premium due 3/15/24). The First installment of real estate taxes will come due in March, and we will issue an additional Funding Request in late February.

Please see attached **Funding Request No. 3 in the amount of \$13,100** for the above-referenced property.



At your earliest convenience, please arrange for funding/funds to be wired into the Ascend Real Estate Group Receivers account, bank wiring information as follows:

Bank Name: JP Morgan Chase

Account Name: Ascend Real Estate Group

Routing #: 071000013

Account #: 91059-4886

Please feel free to contact us with any questions and we thank you in advance for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Walter A. Rebenson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Walter A. Rebenson

Receiver

cc: William Knapik (Wintrust)
Irene Calzadilla (Wintrust)
Cal Denison (AREG)
Malita Stone (AREG)

Ascend Real Estate Group LLC
954 W Washington Blvd., Suite 720
Chicago, IL 60607

7301-7613 Lake Street, River Forest, IL. 60305
Case No. 2023 L 4422
LAKE LATHROP PARTNERS LLC, BORROWER

AREG - Chase Bank

Routing # 071000013

Account # 81059-4886

Funding Request No. 3

12/27/2023

#	Date	Vendor	Backup (Y/N)	Amount	Description
Outstanding Invoices					
1				\$ -	
2				\$ -	
3				\$ -	
4				\$ -	
Total Outstanding Invoices				\$ -	

Projected/Budgeted Items					
1	11/01/23 to 1/31/24	Environmental Report		\$ 4,000.00	Premier Environmental - Per Quote
2	11/01/23 to 1/31/24	Structural Review		\$ 1,500.00	Millhouse Engineering - Estimate
3	11/01/23 to 1/31/24	Security Monitoring		\$ 3,000.00	Titan Security - Per Security Agreement
4	11/01/23 to 1/31/24	Snow Removal		\$ 1,500.00	Hoy Landscaping - Estimate
5	11/01/23 to 1/31/24	Fencing & Site Maintenance		\$ 1,800.00	JMS Commercial - Estimate
TOTAL OUTSTANDING/BUDGETED EXPENSES				\$ 11,800.00	

Cash Reconciliation			
Current Balance	\$ 4,707.24	As of December 26, 2023	
Cash Reserves	\$ (6,007.24)		
Excess Cash Balances	\$ (1,300.00)	Net Available for Outstanding Expenses	
Total Outstanding/Budgeted Expense	\$ 11,800.00		
Less Excess Cash Balance	\$ 1,300.00		
NET FUNDING REQUEST	\$ 13,100.00	Funding No. 3	

LENDER FUNDINGS			
	\$ 20,000.00	Funding No. 1	
	\$ 88,303.58	Funding No. 2	
	\$ -	Funding No. 3	
	\$ 108,303.58	Total Lender Funding to Date	

EXHIBIT B

1. RECEIVER BILL NO. 2 - (Period of 11/17/23 to 02/27/24)
2. RECEIVER TIMESHEET - (hours and description of work performed)
3. RECEIVER TASK LIST



February 27, 2024

In the matter of:

BEVERLY BANK & TRUST COMPANY, N.A.,

Plaintiff,

v.

Defendants

LAKE LATHROP PARTNERS LLC, an Illinois limited liability company; FRANK MARTIN PARIS, JR. A/K/A MARTY PARIS A/K/A F. MARTIN PARIS, JR.; MARTIN NV II, INC., a Nevada corporation; MAEVE, LLC – SERIES A, a Delaware series limited liability company; MAEVE, LLC – SERIES JJ, a Delaware series limited liability company; MAEVE, LLC – SERIES DD, a Delaware series limited liability company; SEDGWICK DESIGN CORP., an Illinois corporation; SEDGWICK PROPERTIES DEVELOPMENT CORPORATION, an Illinois corporation; MARK MCKINNEY ARCHITECTURES LLC f/d/b/a 2MA, LLC, an Illinois limited liability company; ALPHA CONSTRUCTION SERVICES, LLC, a Delaware limited liability company; WIGBOLDY EXCAVATING, INC., an Illinois corporation; PREMIUM CONCRETE, INC., an Illinois corporation; SCHINDLER ELEVATOR CORPORATION, a Delaware corporation; MILHOUSE ENGINEERING AND CONSTRUCTION, INC., an Illinois corporation; ERIKSSON ENGINEERING ASSOCIATES, LTD., an Illinois corporation; DAVID J. SWARTZ PE LTD., an Illinois corporation; D & P CONSTRUCTION CO., INC., an Illinois corporation; UNKNOWN OWNERS and NON-RECORD CLAIMANTS

RECEIVER'S BILL NO. 2
PERIOD 11/17/23 THROUGH 02/27/24

Category	Rate	Hours	Total Cost
Receiver Work	\$325	7.5	\$ 2,437.50
Project Management	\$125	73.75	\$ 9,218.75
Property Management	\$125	0	\$ -
Accounting	\$125	5.75	\$ 718.75
Administrative	\$75	1.25	\$ 93.75
Travel	\$75	19	\$ 1,425.00
TOTAL RECEIVER INVOICE NO. 2		107.25	\$ 13,893.75

Please make checks payable to **Ascend Real Estate Group** and remit payment to
Ascend Real Estate Group
954 W Washington Blvd., Ste. 720
Chicago, IL 60607

Lake Lathrop
Case 2023 L 4422
Receiver's Time Sheet (11/17/23 - 02/27/24)

Staff								
Date		Member	Position		Bill Rate	Billable Hours	Billable Cost	Description of Work
AREG						0.00	\$0.00	
	12/19/23	Walt Rebenson	Court Reporting		\$325	1.00	\$325.00	Court Appearance Receiver Report No 1.
	12/19/23	Walt Rebenson	Travel		\$75	1.00	\$75.00	Travel to and from Court
	12/22/23	Walt Rebenson	Receiver Work		\$325	0.50	\$162.50	Call with Borrower/Defendant counsel to discuss remaining documents requested by the Receiver.
	1/24/24	Walt Rebenson	Receiver Work		\$325	1.00	\$325.00	Court Hearing appearance.
	1/30/24	Walt Rebenson	Receiver Work		\$325	1.50	\$487.50	Review intial offers from several potential buyers, dicuss with JLL.
	2/7/24	Walt Rebenson	Receiver Work		\$325	1.00	\$325.00	Review court filings by defendant counsel on motion for reconsideration.
	2/19/24	Walt Rebenson	Receiver Work		\$325	1.50	\$487.50	Review best and final contract offers, call with JLL to discuss offers.
	2/21/24	Walt Rebenson	Receiver Work		\$325	1.00	\$325.00	Review and update draft of Receiver Report No 2
							\$0.00	
							\$0.00	
					Sub-Total RECEIVER	8.50	\$2,512.50	

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8
AREG	11/22/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
	11/22/23	Cal Denison	Project Management	\$125	0.25	\$31.25	Meet concrete contractor on site to deliver check, collect lien waiver and confirm schedule
	11/28/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
	11/28/23	Cal Denison	Project Management	\$125	0.25	\$31.25	Meet Diverse Fencing inspector on site to confirm quantity of fence for rent renewal documentation
	11/29/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
	11/29/23	Cal Denison	Project Management	\$125	4.00	\$500.00	Meet D&P to allow removal of dumpster. Dis-arm security system during concrete pour of fire access sidewalk. Observe and monitor concrete pour.
	11/30/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
	11/30/23	Cal Denison	Project Management	\$125	0.25	\$31.25	Visit site to photograph completed concrete work and to confirm secure fence line.
	12/1/23	Cal Denison	Project Management	\$125	1.00	\$125.00	Review email correspondence re condo buyers/ process bill payment for fire access sidewalk

Lake Lathrop
Case 2023 L 4422
Receiver's Time Sheet (11/17/23 - 02/27/24)

Date	Staff Member	Position	Bill Rate	Billable Hours	Billable Cost	Description of Work
12/4/23	Cal Denison	Project Management	\$125	1.00	\$125.00	Email correspondence with Village officials / arrange fence repair work
12/6/23	Cal Denison	Project Management	\$125	0.50	\$62.50	Email correspondence with broker and Milhouse inhouse counsel
12/7/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
12/7/23	Cal Denison	Project Management	\$125	0.50	\$62.50	Meet with JMS onsite re fence repairs --photograph finished concrete work
12/8/23	Cal Denison	Project Management	\$125	0.50	\$62.50	Correspond and phone calls with broker re showings / communicate with Milhouse inhouse counsel
12/11/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
12/11/23	Cal Denison	Project Management	\$125	5.00	\$625.00	On-site tour with broker and Chicago Development Partners (1pm) and Shodeen (2 pm), call with Milhouse in house counsel / email correspondence with broker -- update dropbox files
12/12/23	Cal Denison	Project Management	\$125	0.50	\$62.50	Review marketing report
12/14/23	Cal Denison	Project Management	\$125	1.00	\$125.00	Broker call / email correspondence
12/15/23	Cal Denison	Project Management	\$125	1.50	\$187.50	Correspondence with Village re fence issues / arrange repair
12/18/23	Cal Denison	Project Management	\$125	1.00	\$125.00	Email correspondence with environmental and structural consultants
12/19/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from court
12/19/23	Cal Denison	Project Management	\$125	1.00	\$125.00	Attend court hearing . Correspond with lenders counsel re motions / hearing dates.
12/20/23	Cal Denison	Project Management	\$125	3.00	\$375.00	Review PSA / phone call with broker /engage environmental update
12/21/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
12/21/23	Cal Denison	Project Management	\$125	4.00	\$500.00	Meet onsite with JMS / review fence repairs / correspond with Village / pay bills / update billing records
12/27/23	Cal Denison	Project Management	\$125	0.50	\$62.50	Meet onsite with environmental engineer
12/27/23	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
	Malita Stone	Administrative	\$75	0.50	\$37.50	Issued invoices checks, copy, scan, mail

Lake Lathrop
Case 2023 L 4422
Receiver's Time Sheet (11/17/23 - 02/27/24)

Date	Staff Member	Position	Bill Rate	Billable Hours	Billable Cost	Description of Work
12/4/23	Bill Kulanda	Accounting	\$125	0.25	\$31.25	Sent Malita email for bank statements for Nov 2023, reminder call with Malita for Info.
12/21/23	Bill Kulanda	Accounting	\$125	1.00	\$125.00	Reviewed emails from Malita & Cal, calls with Malita regarding Driven quote - requested invoice, setup vendors and GL accounts, entered invoices and cut checks.
12/24/23	Bill Kulanda	Accounting	\$125	0.75	\$93.75	Printed bank activity, recorded all Nov 2023 activity, completed financial reports and bank reconciliation, sent to Malita
12/26/23	Bill Kulanda	Accounting	\$125	0.25	\$31.25	Email from Cal requesting reports, ran reports
12/27/23	Bill Kulanda	Accounting	\$125	1.00	\$125.00	Worked on revising Nov & Dec. Financial reports, made changes and added activity for Dec. 2023, ran all reports and emailed to Walt and Cal; call from Malita with questions; Call with Walt.
1/2/24	Cal Denison	Project Management	\$125	1.00	\$125.00	Correspondence with condo buyers / insurance agent re renewal
1/3/24	Cal Denison	Project Management	\$125	4.00	\$500.00	Correspondence with defendants counsel / insurance agent / JLL
1/4/24	Cal Denison	Project Management	\$125	0.50	\$62.50	Correspondence with structural engineer
1/5/24	Cal Denison	Project Management	\$125	3.00	\$375.00	Showing (KLM Development)--Meet insurance agent on site
1/5/24	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
1/9/2024	Cal Denison	Project Management	\$125	1.50	\$187.50	Correspond with security service re service interruption
1/10/2024	Cal Denison	Project Management	\$125	1.00	\$125.00	Update JLL dropdown, review status with broker and review bills
1/11/2024	Cal Denison	Travel	\$75	1.00	\$75.00	Travel to and from site
1/11/2024	Cal Denison	Project Management	\$125	1.75	\$218.75	Work with remote site monitoring vendor to restore service
1/15/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Correspond with vendors and broker
1/16/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Correspond with vendors and broker
1/17/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Correspond with vendors and broker
1/18/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Correspond with vendors and broker

Lake Lathrop
Case 2023 L 4422
Receiver's Time Sheet (11/17/23 - 02/27/24)

Staff		Bill		Billable		Description of Work	
Date	Member	Position	Rate	Hours	Cost		
1/19/2024	Cal Denison	Travel	\$75	1	\$75.00	Travel to and from site	
1/19/2024	Cal Denison	Project Management	\$125	0.25	\$31.25	Weekly inspection	
1/22/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Respond to Village emails re site conditions	
1/23/2024	Cal Denison	Project Management	\$125	1	\$125.00	Process and pay monthly bills	
1/24/2024	Cal Denison	Project Management	\$125	1	\$125.00	Attend court hearing via zoom	
1/26/2024	Cal Denison	Travel	\$75	1	\$75.00	Travel to and from site	
1/26/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Weekly inspection	
1/29/2024	Cal Denison	Project Management	\$125	1	\$125.00	Correspond with insurance broker re renewal quote	
1/30/2024	Cal Denison	Project Management	\$125	1	\$125.00	Review 2nd installment tax bill. Draft Lender funding request	
1/31/2024	Cal Denison	Project Management	\$125	2	\$250.00	Update call with broker. Correspond with security firm re outages	
2/1/2024	Cal Denison	Project Management	\$125	3	\$375.00	Revise PSA for broker	
2/2/2024	Cal Denison	Travel	\$75	1	\$75.00	Travel to site	
2/2/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Weekly inspection	
2/7/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Correspondence with vendors, bill payment	
2/8/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Correspondence with vendors, bill payment	
2/9/2024	Cal Denison	Travel	\$75	1	\$75.00	Travel to site	
2/9/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Weekly inspection	
2/13/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Correspondence with vendors, bill payment	
2/14/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Correspondence with vendors, bill payment	
2/16/2024	Cal Denison	Travel	\$75	1	\$75.00	Travel to site	
2/16/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Weekly inspection	
2/19/2024	Cal Denison	Project Management	\$125	6	\$750.00	Meeting with JLL broker / Revise PSA /Receiver Report 2.	
2/20/2024	Cal Denison	Project Management	\$125	6	\$750.00	Draft Receiver Report 2.	
2/21/2024	Cal Denison	Project Management	\$125	4	\$500.00	Draft Receiver Report 2.	
2/22/2024	Cal Denison	Project Management	\$125	2	\$250.00	Draft Receiver Report 2.	
2/23/2024	Cal Denison	Project Management	\$75	1	\$75.00	Draft Receiver Report 2.	
2/24/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Weekly inspection	
2/24/2024	Cal Denison	Travel	\$75	1	\$75.00	Travel to site	

Lake Lathrop

Case 2023 L 4422

Receiver's Time Sheet (11/17/23 - 02/27/24)

Date	Staff Member	Position	Bill Rate	Billable Hours	Billable Cost	Description of Work
2/26/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Draft Receiver Report 2.
2/27/2024	Cal Denison	Project Management	\$125	0.5	\$62.50	Draft Receiver Report 2.
1/13/24	Bill Kulanda	Accounting	\$125	0.75	\$93.75	printed bank activity, recorded all Dec. 2023 activity, completed financial reports and bank reconciliation, sent to Malita to add to shared project folder
1/13/24	Malita Stone	Administrative	\$75	0.25	\$18.75	Scanned & emailed property related invoices to BK with a request to issue check/payments for invoices.
1/22/24	Bill Kulanda	Accounting	\$125	1.00	\$125.00	emails shared with Malita; request to pay invoices, 2nd email request to pay additional invoices, cut checks, recorded lender funding payment, reviewed activity for 2023 1099 tax form issuance
1/29/24	Bill Kulanda	Accounting	\$125	0.75	\$93.75	Added W-9 info. worked with Malita, prepared, processed, printed 1096/1099 NEC's for all required entities.
1/29/24	Malita Stone	Administrative	\$75	0.50	\$37.50	Worked with BK on issuance of 1099/1096 forms related to vendors/entities. Copied, mailed copies to each vendor as well as the Illinois Department of Revenue
		Sub-Total STAFF		98.75	\$11,381.25	

GRAND TOTAL

\$13,893.75

RECEIVER BILL NO. 2

RECEIVER PROPERTY TASK LIST

9/12/23 – 02/27/24

TASK LIST
Lake Lathrop Partners, LLC
7611-7613 W. Lake Street.,
River Forest, IL

Updated: 02/20/24

TASKS	ASSIGNED	DATE	COMMENTS
MANAGEMENT			
Generate and collect documents	WR/CD	On-going	Sent follow up email and document request letter 9/18. Drop box files uploaded 9/24/23- 10% complete
Distribute New Management Notice to adjacent businesses	MS/CD	Done	Contacted property manager of adjacent building. Bill Houle, Berkson & Sons Bus: (847) 498-6000 Mobile: (630) 673-1398 Email: Bhoule@berksonandsons.com
Put up New Management Ascend Sign at Property	CD/WR	Done	Put sign up
Chase Operating account	MS	Done	
ADMINISTRATIVE			
Create Project Budget	CD	On-going	Forwarded copy to all parties on 10/03/23. Budget updated 02/20/24.
Send Borrower Request Letter	WR	On-going	Initial request sent via email 9/12. Phone call on 9/13. Met onsite 9/15-reiterates request. Follow up email 9/18. Add'l remail on 9/20, 9/22 Email exchange with Jay Feeley. Received first batch of docs 9/22. 9/25 Email follow up request to Jay Feeley 9/28 email to borrower re docs and fence rental. 9/29 email exchange with Mark McKinney re Receiver's role and onsite activities initiated by Borrower. 10/2 add'l note to Mark setting with phone call. Follow up email 10/10. 10/16-email to Jay Feeley re sub contractor contracts. Still missing docs. Sent add'l requeste to MM on 10/19. Last upload was 10/16
Set up E-filing process for court	MS	Done	Sent to borrower and village
Set up Dropbox link and distribute	MS	Done	Received 9/12/23. Printed hard copies of environmental filings, easements and mortgage.
Get Copy of Title	WR/CD	Done	
Get Copy of Consolidated Plat of Survey	CD	Done	
Set up Quickbooks Project File	MS/BK	Done	
Building Plans and Floor Plans	MS	Done	Uploaded to dropbox
Court Dates			
Receiver Appointed	CD/WR	9/12/23	Signed court order on file
Status Call	WR	10/24/23	Status call for motions
Status Call	WR	11/6/23	Status call for Borrower's new counsel to file appearance
Report #1- Due Date	CD/WR	11/17/23	Report on activity from 9/12/23 thru 10/31/23
Report #1- Hearing Date	CD/WR	12/19/23	Receiver's Report #1 approved by court
Report #2- Due Date	CD/WR	02/28/24	Report on activity from 9/12/23 thru 01/31/24
Report 2- Hearing Date	CD/WR	03/27/24	Hearing on Report #2 Daley Center, Room 2004, 9:00 AM
Property Tax PIN's			
7601 W Lake Street			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
Unpaid 2021 Taxes	PAID	10/30/23	\$10,798.67
Unpaid 2022 Taxes	PAID	10/30/23	\$27,007.12
Unpaid 2023 Taxes	PAID	2/15/24	\$13,966.22
LENDER INFO			
Bank Contact	WR/CD		Chris Swieca swieca@wintrust.com Will Knapik wknapik@wintrust.com
Bank Attorney	WR/CD		Ann Pantoga-- apantoga@thompsoncoburn.com Justin Newman jmnewman@thompsoncoburn.com
Lender Funding #1	CD/WR	Done	Received funds 09/25/23
Lender Funding #2	CD/WR	Done	Received funds 10/26/23
Lender Funding #3	CD/WR	Done	Received funds 01/19/24
Lender Funding #4	CD/WR	Done	Received funds 02/14/24

TASK LIST
Lake Lathrop Partners, LLC
7611-7613 W. Lake Street.,
River Forest, IL

Updated: 02/20/24

TASKS	ASSIGNED	DATE	COMMENTS
BORROWER INFO			
Meet with Borrower	WR/CD		Met onsite 9/15/23.
Borrower Contact	WR/CD		President --Marty Paris mparis@sedgwickproperties.com
			Business Development Manager --Jay Feeley jfeeley@sedgwickproperties.com 773-278-4237
			Project Manager-- Mark McKinney (Alpha Construction) mmckinney@sedgwickproperties.com 773-486-6725
			Richard A. Saidinger Robert D. Carroll Landsman Saidinger Carroll, PLLC 161 N. Clark St., Ste., 1600 Chicago, IL 60601 (312) 291-4650
			(p) (872) 757-1661 (f) Firm No. 99772 saidinger@lsclegal.com carroll@lsclegal.com
Borrower Attorney	WR/CD		
INSURANCE			
Review GL Insurance	CD/WR	Done	Expires 02/23/25
Review Builders Risk	CD/WR	Done	Expires 03/15/24 -- Conference call with broker. Expect renewal premium by 2/28/24
Create Vendor COI	CD	Done	Done and on file.
Review Excess Liability Insurance	CD	Done	Expires 02/23/25
LEGAL			
Judge	CD	Done	Schneider, Catherine Ann, j. law.calycc@cookcountyl.gov Phone: 312-603-5918
Clerk	CD	Done	Patricia Wisniewski patricia.wisniewski@cookcountyl.gov
Courtroom	CD	Done	Daley Center, Room 2004
Receiver Counsel	WR	Done	Audrey Gamble <agamble@satclaw.com> SAT Law 222 W. Adams St., Ste. 3050, Chicago, IL 60606-5312 satclaw.com P: 312.554.3100 F: 312.554.3115
PHYSICAL PROPERTY			
Change Locks and Codes	WR	Done	Lockbox on site.
Install no trespassing signs	CD/WR	Done	
Install mgmt agent signs	CD/WR	Done	
Send emergency contact letters to Village			
Police and Fire	CD/MS	Done	
Landscaping/Snow Plowing Contracts?	CD	Done	Signed contract with Hoy Landscape. Jolynne Norton jolynne@hoylandscaping.com 708-356-1066
ACQUISITION SITE WORK			
Sidewalk remediation	WR/CD	11/15/23	RF poured new sections on Lathrop and Ashland. Accepted bid from Robert R Andreas for fire egress sidewalk. Waiting for revision to reflect lawn drain. Work was completed week of 1/16. Notified property manager of adjacent building that work is done and his owner is responsible for snow removal.
General cleanup	CD	Done	Initial cleanup completed.
Rubbish removal (Dumpsters)	CD	Ongoing	Had two dumpsters emptied and removed. One half full on site. Once sidewalk work is done will have last dumpster removed.
Removal of mortar silos	CD	Done	Silos removed 10/3/23
Interim Fence Repairs	CD	Done	Engaged JMS to add stabilizing rock, clean up debris, etc.
Permanent Fence Upgrades	CD	Done	Engaged JMS to install fixed posts, add wire ties to each fence section. Have required monthly time to tie down screening that comes loose. Have responded to three calls from Village concerning access to site.
Renewed Fence Rental	CD	12/21/23	Renewed fence rental contract (Driven Fencing) on 12/21/23
Security Camera Surveillance	CD	Done	Wireless monitored camera system is operational. Submitted info sheet to monitoring company 10/17/23
NFR Letter Status	WR/CD	Done	Received report from Pioneer Engineering on 1/8/24 re environmental assessment and steps to complete NFR. Shared with JLL and Lender.
Marketing/Disposition			

TASK LIST
Lake Lathrop Partners, LLC
7611-7613 W. Lake Street.,
River Forest, IL

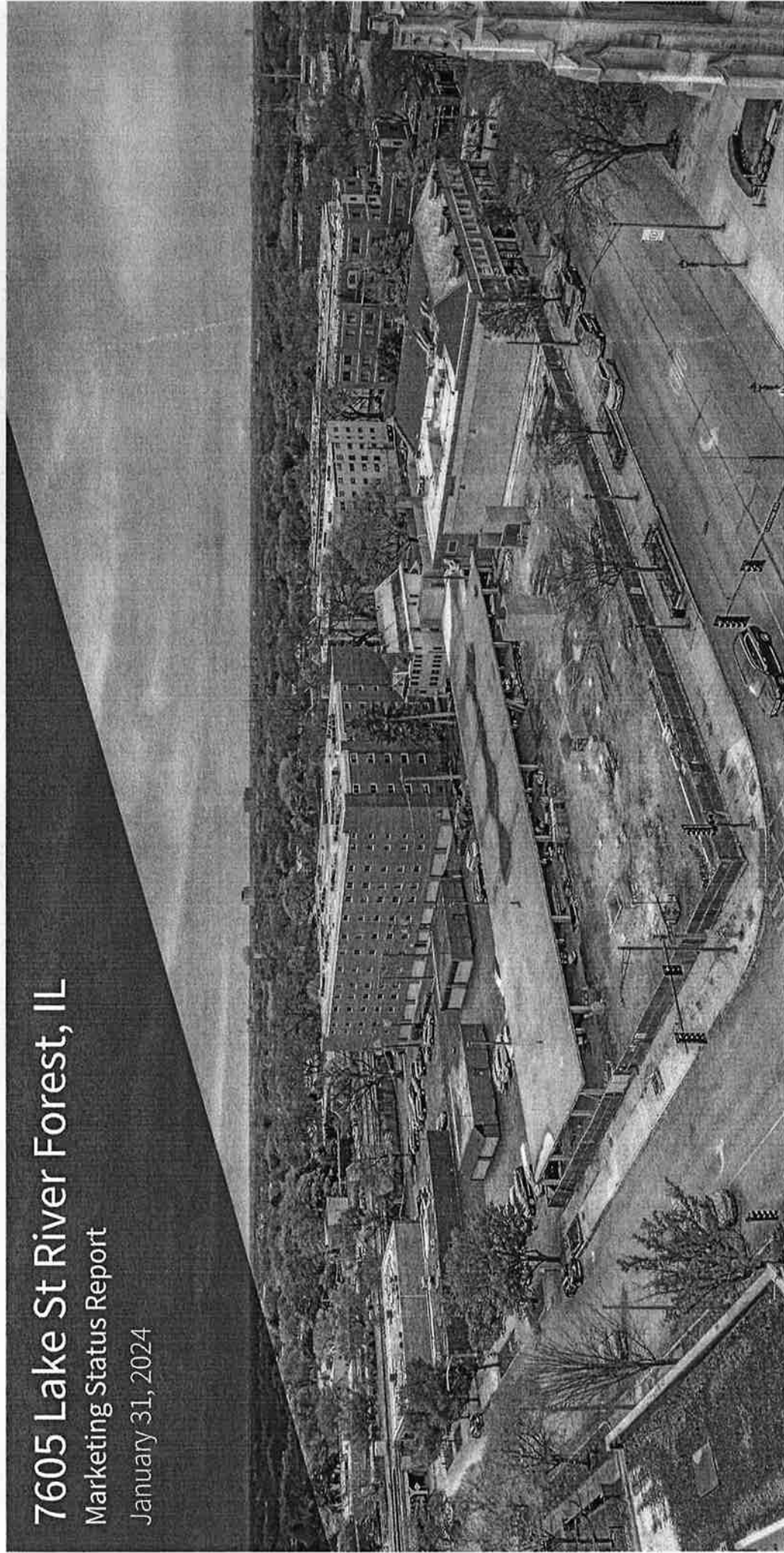
Updated: 02/20/24

TASKS		ASSIGNED	DATE	COMMENTS
Solicit brokerage proposal-JLL		WR/CD	02/16/24	Selected JLL as broker. Signed listing agreement 10/30/23. Began marketing on 11/16/23. Active tours until 1/16/24 when a call for offers date of 1/30/24. Five offers were received. Best two were asked to present highest and best offer which were received on 2/16/24. Best offer and recommendation to proceeds will be presented to court via Receiver Report 2.
Solicit brokerage proposal-SVN		WR/CD	Done	
Solicit brokerage proposal-CBRE		WR/CD	Done	
Non Disclosure Agreement		WR/CD	Done	
Sales Contract		WR/CD	02/20/24	Lender Counsel prepared contract. Revised to reflect deal specific facts. Waiting for Lender approval and then will forward to highest bidder.
General Contractor				General Contractor -- Captive entity -- No GMP
Design Professionals - Secure copies of contracts, services remaining, amounts due, assignment to lender				
Sedgwick Design Inc/2MA LLC		CD	Architect	Sent email to MM on 10/19/23 requesting copies of all executed sub contractor agreements, all change orders, architects contracts, all inspection reports. Have not received architect agreements, inspections (other than concrete). Mark McKinney mmckinney@sedgwickproperties.com 312-335-5354
Ericksson Engineering Associates LTD		CD	Civil	Have contract and outstanding balance. Requested proposal to assess complete work. Engaged to design drain feature for fire egress sidewalk. Received plan on 1. Main contact Ben Ahning 847-970-1854 bahrng@eea-ltd.com
Millhouse Engineering LTD		CD	Structural	Have contract. Have also requested outstanding balance and proposal to assess complete work. No Contact info yet. Millhouse Engineering 333 S Wabash Ave #2901, Chicago, IL 60604 (312) 987-0061
David J Swartz PE Ltd		CD	MEP	Have contract. Have also requested outstanding balance and proposal to assess complete work.
Pioneer Engineering & Env. LLC		CD	Geo Tech	Have contract. Have also requested outstanding balance and proposal to assess complete work.
Pioneer Engineering & Env. LLC		CD	Environmental	Have contract
		CD	Pioneer New Work	Environmental update report received.
KLOA		CD	Traffic	Have left vm. Need contact and contract
Ordover		CD	Landscape	Have left vm. Need contact and contract
Sub-contractors				
Lienholders				
Premium Concrete Inc.		4/18/2023	\$ 516,750.00	411 Stone Dr, St. Charles, IL 60174 Office: 847.524.0500 Fax: 847.524.0502 info@premiumconcreteinc.com
Platinum Steel, LLC		5/11/2023	\$ 16,808.55	12010 S Aero, Unit 6, Plainfield, IL 60585 779-324-5387 jamie@platsti.com
D&P Construction		4/4/2023	\$ 1,835.00	3800 West Lake Street Melrose Park, IL 60160 Phone: 708 338 3534 sherico@dandpconstruction.com
Pioneer Engineering & Environmental LLC		9/6/2023	\$ 21,953.50	2753 W 31st St, Chicago, IL 60608 (773) 722-9200 Fax: (773) 722-9201 info@pioneerEES.com
Wigboldy Excavating Inc.		7/28/2023	\$ 99,284.63	13631 Kostner Ave, Crestwood, IL 60418 (708) 389-5356
Digangi Plumbing Company, Inc.		8/25/2023	\$ 150,261.30	25773 Hill View Court, Mundelein, IL 60060 • Call (847) 561-0380
Total Recorded Liens			\$ 806,892.98	
Non-recorded liens				
Silo Mix			\$ 28,346.45	289519 W Route 173, Antioch, IL
Local contracting Inc			\$ 282,677.86	690 Timber Ridge, Bartlett
Pepper			\$ 1,087,557.50	643 N Orleans, Chicago
Total anticipated claims			\$ 2,205,474.79	

EXHIBIT C

JLL MARKETING REPORT

7605 Lake St River Forest, IL
Marketing Status Report
January 31, 2024



1/31/2024 Marketing Overview

SUMMARY

Marketing Email Blast Date's	11/16 & 12/12
Call for Offers Email Blast Date's	1/16 & 1/29
Sent Emails	18,424
Emails Opened	7,420
Signed NDAs	47
Offers	5
No Response	28
Declines	43

COMMENTARY

JLL began formally marketing efforts via the JLL DealX email blast on Thursday November 16th 2023. The 2nd marketing email blast was sent on 12/12. JLL coordinated site inspections with Sho-Deen and Chicago Development Partners on 12/11 and KLM Development on 1/5.

JLL formally announced a "Call for Offers" date of 1/30/2024 on 1/16/2024 and a reminder notification was delivered to the market on 1/29/2024. JLL coordinated an aggressive calling & email campaign targeting qualified developers who have executed similar scale development projects. 5 groups offered; 61 groups did not respond to "Call for Offer" outreach & 53 groups declined

Company Outreach Summary

#	Company Name	Contact	Commentary
1	Michigan Ave RE	Tom Meador	\$3.75m Offer
2	ZSD	Zev Solomon	\$3.0m Offer
3	Five Thirty One Partners / Vivify	Viktor Jakovljevic	\$2.1m Offer
4	Range Group	Seth Helpren	\$1.6m Offer
5	Murphy Development	Dave Ariola	\$1.0m Offer
6	Writz	Don Vitek	No Response on Call for Offers
7	REVA	Matt Nix	No Response on Call for Offers
8	Lakepoint Apartment Development	Mike Krueger	No Response on Call for Offers
9	Sho-Deen	Dave Patzelt	No Response on Call for Offers
10	Cedar Street	Will Murphy	No Response on Call for Offers
11	SGW Architects	Martin Snow	No Response on Call for Offers
12	Ross Builders	Craig Ross	No Response on Call for Offers
13	Connolly Capital	Lisa Connolly	No Response on Call for Offers
14	KLM Development	Felix Lampariello	No Response on Call for Offers
15	QMR Partners	Brooks Harding	No Response on Call for Offers
16	Earth Investors	Warren Barfield	No Response on Call for Offers
17	Mid-America	Kelly Nickle	No Response on Call for Offers
18	Glenview Real Estate	Jon Benedetto	No Response on Call for Offers
19	City Pads	Andy Ahitow	No Response on Call for Offers
20	eCapital Partners	Court Putnam	No Response on Call for Offers
21	Quality Capital	Jack Klein	No Response on Call for Offers
22	Harp Group	Colin Cady	No Response on Call for Offers
23	Villa Capital	John Pagone	No Response on Call for Offers
24	Pinnacle	Avery Solomon	No Response on Call for Offers
25	Structa	David Goldman	No Response on Call for Offers
26	Greif Properties	Greg Greif	No Response on Call for Offers
27	Landrosh Development	Patrick Landrosh	No Response on Call for Offers
28	Moments Notice Services	Jody Lipman	No Response on Call for Offers
29	LG Development	Dan Haughney	No Response on Call for Offers
30	Sergio Banks	Grace Sergio	No Response on Call for Offers

1/31/2024 Marketing Overview

Company Outreach Summary

#	Company Name	Contact	Commentary
31	Iberr Realty	Drew Krisco	No Response on Call for Offers
32	Catapuit	Paul Dincin	No Response on Call for Offers
33	PM Walsh Realtors	Tagger O'Brian	No Response on Call for Offers
34	Newcastle	Dan Thalheimer	No Response on Call for Offers
35	M/I Homes	Greg Collins	No Response on Call for Offers
36	BSG Properties	Dan Gonzales	No Response on Call for Offers
37	Hibernian Development	Peter Dinneen	No Response on Call for Offers
38	Vision Properties	Bruce Teitelbaum	No Response on Call for Offers
39	Related	Mike Ellch	No Response on Call for Offers
40	Base 3	Alec Greenberg	No Response on Call for Offers
41	Marquette	Ann Recklhoﬀ	No Response on Call for Offers
42	Platinum Homes	Patrick Graven	No Response on Call for Offers
43	Centrum Properties	Larry Powers	No Response on Call for Offers
44	BAK Home Development	Luke Bakalar	No Response on Call for Offers
45	Alfa	Wes Kahn	No Response on Call for Offers
46	Derrig	Sean Patrick	No Response on Call for Offers
47	Domus Group	Phil Ciacco	No Response on Call for Offers
48	Halycon	Paul Deleeuw	No Response on Call for Offers
49	PLD Homes	Joanna Szura	No Response on Call for Offers
50	Regency Development	Alex Troyanovsky	No Response on Call for Offers
51	Wilnot Construction	Stanislaw Pluta	No Response on Call for Offers
52	Longford Construction	Padraic Connolly	No Response on Call for Offers
53	MAC	Nick Melrose	No Response on Call for Offers
54	Ravine Park Partners	Keith Fanelli	No Response on Call for Offers
55	Jameson Sothby's	Peter Angelo	No Response on Call for Offers
56	Creative Designs	Ibrahim Shihadeh	No Response on Call for Offers
57	Schoeneman	Mitch Schoeneman	No Response on Call for Offers
58	Kennington School	Chuck Marlas	No Response on Call for Offers
59	Barrett Homes	John Barrett	No Response on Call for Offers
60	Double Eagle	Andrew Juris	No Response on Call for Offers
61	Draper & Kramer	Ed Polich	No Response on Call for Offers
62	Exemplary Builders	Nick Psychogios	No Response on Call for Offers
63	Gas Depot	George Nediyakalayil	No Response on Call for Offers
64	Che Capital Group	Dephine Dung	No Response on Call for Offers
65	SNS	Scott Schiller	No Response on Call for Offers
66	Tempus Properties	Robyn Cormalleth	No Response on Call for Offers

1/31/2024 Marketing Overview

DECLINED

#	Company Name	Contact	Reason
1	Lichter Realty	Ray Lichter	Only looking for adaptive reuse in the 15-60k range
2	Eripol	Dermot Logan	Not interested in suburban project
3	Kogen Friedman	Suzy Friedman	Only interested in building townhomes
4	Westward 360	Nathan Brown	Not pursuing gorund up construction right now
5	Greystar	Christine Kolb	Closing Midwest office
6	Greggory Michaels	Greg Crecos	Toured site and then said he wasn't intersted
7	T2	Dan Broughton	Plate is full on other projects right now
8	Crossroads Group	Andrew Strigle	Not interested in ground up outside of OH
9	Private Developer	Paul Dukach	Focused on a project in Des Plaines
10	Left Bank Holdings	Ben Kriger	Pass, focused on markets outside of Chicago
11	Sterling Bay	Jared Larson	Focused on other projects
12	Terraco	Kevin Glazley	Not looking at ground up MF projects right now
13	NPV	Eric Turrin	Not interested in the site
14	Albion	Andrew Yule	Not looking in IL for projects
15	Willowbridge/ Lincoln	Mathew Hershberger	Site is too small - need min of 200 units
16	Private Developer	Humberto Perez	Site is too large for them right now
17	Barron Development	Judd Barron	Only Looking for 2.5 acre site for SLF project
18	Paul Swanson Associates	Paul Swanson	Looking for larger site
19	Glascott	Kyle Glascott	Plate is full on other projects right now
20	Capital Health Care Properties	Daniel Ahlering	Don't like location for medical office
21	MAB	AG Hollis	Not looking at ground up MF projects right now
22	Private Investor	Patrick Kearny	Only looking at infill City of Chicago sites
23	Real Capital Solutions	Paul Marin	Too much hair on the deal
24	Seminary Properties	Sam Martin	Not looking at suburban deals
25	Dunmore Design	John Cleary	Plate is full on other projects right now
26	Focus Development	Justin Pelej	Focused on other projects
27	ENC Construction	Javier Enciso	Underwriting no land value due to construction c
28	Chicago Development Partners	Howard Weiner	Underwriting no land value due to construction c
29	Vermilion Development	Drew Peabody	Don't have capital to pursue the deal
30	Ryan	Toby Veit	Not interested

1/31/2024 Marketing Overview

DECLINED

#	Company Name	Contact	Reason
31	Fitzgerald	Mike DeRouin	Architect - curious
32	Black Cat LP	Mathew McNear	Not interested in Cook county IL
33	Shilla Development	Andrew Seo	Don't have bandwidth to pursue
34	Noah Properties	Jeff Liebovich	Focused on other projects
35	Holladay Properties	Mike Doyle	Site is too small and not close enough to downtown C
36	Wildwood Investments	Matt Katsaros	Don't have the bandwidth to pursue
37	Riverside	Mike Potter	Small project & Too much hair on the deal
38	Quest	Jason Vondrachek	Rates and costs are too high to pursue
39	Acosta Ezgur	Rolando Acosta	RE Attorney - no response
40	Ranquist Development	Bob Ranquist	Not developing in Illinois
41	Private Investor	Matt Carolan	Not likely to pursue - hairy deal
42	Cashel Homes	Phil McLaughlin	Not interested in suburban sites
43	M&J Wilkow	Bill Rogalla	No longer working at M&J
44	Kinzie Group	Steve Spinnel	Not interested in pursuing at this time
45	Old Elm Builders	John Keich	Looking for larger sites for TH development
46	LFI	Shane Forde	Only looking at low density retail
43	DAC	Dan Rezko	Don't have bandwidth to pursue
21	Quantum Capital	Richard Piper	Don't have prospective Buyer
47	Harlem Irving	Rick Filler	Passing on the site
48	Condor Partners	Michael McClean	Don't have resources to pursue
49	Marion Investments	Tom Savage	Not interested in pursuing at this time
50	Sustainabuild	Igor Petrushchak	Focused on City fo Chicago deals
51	Mavrek	Anthony Hrusovsky	Dont have capacity to pursue right now
52	AMLI	Jennifer Wolfe	No response
53	Belgravia	Alan Lev	No response

Thank you

Dan Reynolds
Managing Director
T: +1 773 351 3726
dans.reynolds@jll.com

Scott Miller
Senior Managing Director
T: +1 312 228 2266
dans.reynolds@jll.com

Jack Hubbard
Associate
T: +1 312 228 2249
Jack.hubbard@jll.com



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EXHIBIT D

REQUESTED DOCUMENTS LIST

1. List of Documents Not Received From Defendant or Alpha Construction
2. Correspondence with Attorney for Defendant
3. Correspondence with Attorney for Alpha Construction

**LIST OF MISSING DOCUMENTS FROM DEFENDANT(S)
AND/OR ALPHA CONSTRUCTION**

1. Full list of sub-contractors and executed contracts for all subcontractors.
2. Full list of change orders and copy of each change order for work completed to date.
3. All inspection reports (for work completed to date) and created or issued by:
 - a. MEP -- David J. Swartz PE Ltd
 - b. Civil -- Erickson Engineering Associates, Ltd.
 - c. Structural -- Millhouse Engineering & Construction, Ltd.
 - d. Architectural -- Sedgwick Design Inc. / 2MA, LLC.

Cal Denison

From: Cal Denison
Sent: Wednesday, January 24, 2024 10:44 AM
To: Richard C. Jones Jr. (rjones@jonesadvocategroup.com)
Cc: APantoga@thompsoncoburn.com; jmnewman@thompsoncoburn.com; wrebenson@aregllc.com
Subject: Lake Lathrop Receivership
Attachments: 01.03.24 - Lake & Lathrop Case 2023 L 4422 - Missing Documentation.pdf

On behalf of Walt Rebenson (Receiver), attached please find correspondence re missing documentation that was sent to your client.

Please let us know if you have any questions.

Cal Denison



Ascend Real Estate Group LLC
954 W. Washington Blvd., Suite 720
Chicago, IL 60607
Cell: 224-330-5615
Office: 312-252-9271
Fax: 312-284-4548

Email: cdenison@aregllc.com

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VIA EMAIL

January 3, 2024

Alpha Construction Services LLC
C/O Mr. Frank Martin Paris, Jr.
Mr. Jay Feeley
Mr. Mark McKinney
1525 W. Homer, Suite 401
Chicago, Illinois 60642

**Re: Consolidated Case No. 2023 L 4422 – Property Address 7301-7613 Lake Street, River Forest, IL. 60305
Request for Documents Update – Critical Documents Not Received**

Dear Sirs,

As you are aware, on September 5, 2023 (effective September 12, 2023), Walter Rebenson, with Ascend Real Estate Group LLC, has been appointed by the Court as the Receiver for the above-mentioned property. On September 12, 2023, you and your counsel were sent a Document Request letter.

As of this date, you and/or your associates have not sent all the requested contracts and documents. I have sent emails and have called you, Jay Feeley, with your office as well as Mark McKinney who I believe are with Alpha Construction; both of which you said were also part of Sedgwick. Per Court Order, all the requested documents were to be sent to the Receiver by September 19, 2023.

The Borrower/Defendant, Lake Lathrop Partners LLC, (which we believe is controlled by yourself through PMF Manager Corp and lists you – Mr. Paris – as President), claims they do not have any of the sub-contractor agreements and related documents.

PMF Manager Corp is also the manager of Alpha Construction Services LLC, which again we believe you control. The Application and Certification For Payments (AIA Document G702) submitted by Alpha Construction Services LLC is also signed by Mr. Paris, as President.

It appears disingenuous, at best, that the sub-contractor agreements have still not been provided to the Receiver.

The following is a list of critical documents/contracts that are still missing and are needed immediately:

1. A list of all contractors along with their contact information who have performed work on the property and any amounts owed to them, if any. See attached Application and Certification For Payment Application #38, this document lists all sub-contractors and suppliers that we have requested copies of all contracts and related documentation for construction of and on the Property. This includes general contractor, subcontractor, and any supply vendors for the planned and permitted construction of the building and civil work. We have received the Alpha Construction GMP contract but have not received sub-contractor agreements. The August draw appears to confirm that the project has not been fully bid out. Please confirm and provide the missing contracts that have been let.
2. A list of all payables to subcontractors/vendors and material suppliers for any work completed on the property and if there are outstanding payables, a copy of the subcontract with said subcontractor or supplier, including



all contact information, if any. Please also provide a list of all approved Change Orders and any list of Potential Change Orders from the existing contracts and/or permitted construction plans.

At this time, the items above are the critical documents we need sent to us. Please be aware that as we learn more about contracts and status at the site and as we review materials provided, we may have requests for additional documents and information.

I have copied your counsel as well as the lender's counsel to keep all parties informed. I urge you to comply with the Court Order and Receiver's Request for documents.

If requested information and documents are sent via email, my email is wrebenson@aregllc.com. Please also copy Cal Denison (cdenison@aregllc.com) and Malita Stone (mstone@aregllc.com) with Ascend and who will be working on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Walter A. Rebenson", with a long horizontal flourish extending to the right.

Walter A. Rebenson, as Court appointed Receiver.

CC via email: Christopher Swieca, Wintrust Financial (Lender)
Justin Newman, Ann Addis Pantoga, Thompson Coburn LLP (Attorneys – Plaintiff)
Richard A. Saldinger, Robert D. Carroll, Landsman Saldinger Carroll PLLC (Attorneys – Defendants)
Cal Denison, Malita Stone, Ascend Real Estate Group
File

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF ONE

TO OWNER:
PROJECT:
Lake Luthrop Partners, LLC
7605 Lake Street
River Forest, IL 60305
FROM CONTRACTOR:
VIA ARCHITECT:
Alpha Construction Services, LLC
1525 W. Homer St., Suite 401
Chicago, IL 60622

APPLICATION NO: 38
PERIOD ENDING: 8/31/2023
PROJECT NO: 1701
Distribution to:
☒ OWNER
☐ ARCHITECT
☒ CONTRACTOR

CONTRACT FOR: General Construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT VALUE \$ 16,184,004.00
- 2. NET CHANGE BY CHANGE ORDER \$ 0.00
- 3. CONTRACT SUM TO DATE (Line 1) \$ 16,184,004.00
- 4. TOTAL COMPLETED TO DATE \$ 4,786,045.76
- 5. TOTAL RETAINAGE TO DATE: \$ 242,789.64
- 6. TOTAL EARNED LESS RETAINAGE \$ 4,543,256.12

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$ 24,810.65

9. BALANCE TO FINISH \$ 11,540,747.88

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Alpha Construction Services, LLC

By: *F. Martin Paris* Date: _____
F. Martin Paris, President
State of: ILLINOIS
Subscribed and sworn to before me this _____ day of COOK
Notary Public: _____
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 0

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and online Continuation Sheet that are changed to conform with the amount certified.)

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

AIA DOCUMENT G702 - APPLICATION AND CERTIFICATION FOR PAYMENT 1992 EDITION - AIA - G1992

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

[illegible]

VENDOR		COST		DESCRIPTION OF WORK		SCHEDULED VAL.UE		APPROVED COSTS		REIMBURSEMENT OF FUNDS		ADJUSTED CONTRACT		PREVIOUS APPRS TO DATE		COUNTED TO THIS PERIOD		% OF COMPLETION		BALANCE TO PAYSEE		TOTAL TO DATE		BALANCE TO COMPLETION		TOTAL NET PAID TO DATE		THIS PAY APP REQUEST	
CD	DESCRIPTION OF WORK	SCHEDULED VAL.UE	APPROVED COSTS	REIMBURSEMENT OF FUNDS	ADJUSTED CONTRACT	PREVIOUS APPRS TO DATE	COUNTED TO THIS PERIOD	% OF COMPLETION	BALANCE TO PAYSEE	TOTAL TO DATE	BALANCE TO COMPLETION	TOTAL NET PAID TO DATE	THIS PAY APP REQUEST																
02106	Forest Service Agency 2116 Madison St Madison, WI 53706 P&P Construction 1600 Marjorie Ln Madison, WI 53713 02123	\$ 4,030.00	\$	\$	\$ 4,030.00	\$ 4,030.00	\$	100.00%	\$	\$	\$	\$ 4,030.00	\$																
02102	Shawmont Bulleant Shawmont Bulleant East & Trem 02123	\$ 6,082.33	\$	\$	\$ 6,082.33	\$ 6,082.33	\$	100.00%	\$	\$	\$	\$ 6,082.33	\$																
16780	Fire Protection Engineering 16315 S Kankakee Ave Chicago, IL 60655 0205359 IL 02055	\$	\$	\$ 17,500.00	\$ 17,500.00	\$ 17,500.00	\$	100.00%	\$	\$	\$	\$ 17,500.00	\$																
02206	Mark excavation and building 185,500.00 02206	\$ 185,500.00	\$	\$	\$ 185,500.00	\$ 185,500.00	\$	85.41%	\$	\$ 159,000.00	\$	\$ 27,000.00	\$	\$ 42,000.00	\$ 142,200.00	\$													
02108	NEEN excavation and building 180,000.00 02108	\$ 180,000.00	\$	\$	\$ 180,000.00	\$ 180,000.00	\$	71.38%	\$	\$ 129,000.00	\$	\$ 61,500.00	\$	\$ 64,500.00	\$ 115,500.00	\$													
02208	Excavation 25,000.00 02208	\$ 25,000.00	\$	\$	\$ 25,000.00	\$ 25,000.00	\$	100.00%	\$	\$	\$	\$	\$	\$ 25,000.00	\$	\$													
02416	Underground site address 155,000.00 02416	\$ 155,000.00	\$	\$	\$ 155,000.00	\$ 155,000.00	\$	0.00%	\$	\$ 155,000.00	\$	\$	\$	\$ 155,000.00	\$	\$													
02710	Site Cleanup 820,140.00 02710	\$ 820,140.00	\$	\$ (1,172,850.00)	\$ 820,140.00	\$ 820,140.00	\$	62.84%	\$	\$ 271,940.00	\$	\$ 54,820.00	\$	\$ 225,440.00	\$ 493,380.00	\$													
02710	Site Cleanup 916,310.00 02710	\$ 916,310.00	\$	\$	\$ 916,310.00	\$ 916,310.00	\$	51.26%	\$	\$ 207,000.00	\$	\$ 97,151.00	\$	\$ 279,831.00	\$ 426,220.00	\$													
02180	Earth Retention System 32,200.00 02180	\$ 32,200.00	\$	\$	\$ 32,200.00	\$ 32,200.00	\$	100.00%	\$	\$	\$	\$	\$	\$ 32,200.00	\$	\$													
02168	SWPPP and BMP Site System 14,377.50 02168	\$ 14,377.50	\$	\$	\$ 14,377.50	\$ 14,377.50	\$	100.00%	\$	\$	\$	\$	\$	\$ 14,377.50	\$	\$													
	Costs & Upgrades 254,000.00 02168	\$ 254,000.00	\$	\$	\$ 254,000.00	\$ 254,000.00	\$	-40.00%	\$	\$	\$	\$	\$	\$ 254,000.00	\$	\$													
	Local Consulting Engineers 1,000,000.00 6000	\$ 1,000,000.00	\$	\$ (80,000.00)	\$ 1,000,000.00	\$ 1,000,000.00	\$	14.22%	\$	\$ 1,106,620.00	\$	\$ 1,124,978.33	\$	\$ 142,322.17	\$ 22,801.50	\$													
	NO LET 1,985,000.00 6000	\$ 1,985,000.00	\$	\$	\$ 1,985,000.00	\$ 1,985,000.00	\$	0.00%	\$	\$ 1,985,000.00	\$	\$	\$	\$ 1,985,000.00	\$	\$													
	Wood and Plastic 357,000.00 6000	\$ 357,000.00	\$	\$	\$ 357,000.00	\$ 357,000.00	\$	0.00%	\$	\$ 357,000.00	\$	\$	\$	\$ 357,000.00	\$	\$													
	Transfer and Machine 400,000.00 7000	\$ 400,000.00	\$	\$	\$ 400,000.00	\$ 400,000.00	\$	0.00%	\$	\$ 400,000.00	\$	\$	\$	\$ 400,000.00	\$	\$													
	Clear and Measure 751,116.00 8000	\$ 751,116.00	\$	\$	\$ 751,116.00	\$ 751,116.00	\$	0.00%	\$	\$ 751,116.00	\$	\$	\$	\$ 751,116.00	\$	\$													
	Flow Test 1,650,000.00 9002	\$ 1,650,000.00	\$	\$	\$ 1,650,000.00	\$ 1,650,000.00	\$	0.00%	\$	\$ 1,650,000.00	\$	\$	\$	\$ 1,650,000.00	\$	\$													
	Speculation 21,246.00 10000	\$ 21,246.00	\$	\$	\$ 21,246.00	\$ 21,246.00	\$	0.00%	\$	\$ 21,246.00	\$	\$	\$	\$ 21,246.00	\$	\$													
	Equipment 135,281.00 11000	\$ 135,281.00	\$	\$	\$ 135,281.00	\$ 135,281.00	\$	0.00%	\$	\$ 135,281.00	\$	\$	\$	\$ 135,281.00	\$	\$													
	Furnishing 59,279.00 12000	\$ 59,279.00	\$	\$	\$ 59,279.00	\$ 59,279.00	\$	0.00%	\$	\$ 59,279.00	\$	\$	\$	\$ 59,279.00	\$	\$													

Alpha Construction Services, LLC

By:
President

Subscribed and Sworn Before Me This _____ Day of _____, 2022

Notary

Signature page of the Contractor's G703 Sworn Statement

Cal Denison

From: Richard Saldinger <saldinger@lsclegal.com>
Sent: Wednesday, January 3, 2024 3:54 PM
To: Cal Denison; 'Marty Paris'
Cc: 'Christopher J. Swieca'; jmnewman@thompsoncoburn.com;
APantoga@thompsoncoburn.com; 'Robert Carroll'; mstone@aregllc.com;
wrebenson@aregllc.com
Subject: RE: Lake Lathrop Receivership
Attachments: 01.03.24 - Lake & Lathrop Case 2023 L 4422 - Missing Documentation.pdf

Mr. Denison and Mr. Rebenson,

Your letter (attached) is directed to Alpha Construction, whom I do not represent. Thus, I do not understand why you state in your letter that you have "copied [Alpha Construction's] counsel." Again, my firm does not represent Alpha Construction.

In your letter, you also indicate that the Court's September 5, 2023 Order mandates Alpha Construction's compliance with the Receiver's document request. As I understand it, the Court's September 5, 2023 Order (referenced in your letter) requesting the production of documents was solely directed to my client – Lake Lathrop. As I have previously indicated to your office, my client has fully responded to the Receiver's request for documents. If you believe otherwise, let me know.

Thank you for your attention to these matters.

Regards,

Richard Saldinger

Richard Saldinger
Landsman Saldinger Carroll | Attorneys at Law
161 N. Clark Street | Suite 1600 | Chicago, IL 60601
MAIN 312.291.4650 | DIRECT 312.291.4652 | FAX 872.757.1661
saldinger@lsclegal.com
www.lsclegal.com

**LANDSMAN
SALDINGER
CARROLL**

Think Strategically. Dominate Effectively.

From: Cal Denison <cdenison@aregllc.com>
Sent: Wednesday, January 3, 2024 1:00 PM
To: Marty Paris (mparis@sedgwickproperties.com) <mparis@sedgwickproperties.com>
Cc: Christopher J. Swieca (cswieca@wintrust.com) <cswieca@wintrust.com>; jmnewman@thompsoncoburn.com;

APantoga@thompsoncoburn.com; Richard Saldinger <saldinger@lsclegal.com>; Robert Carroll <carroll@lsclegal.com>; mstone@aregllc.com; wrebenson@aregllc.com

Subject: Lake Lathrop Receivership

On behalf of Walt Rebenson, please review the attached.

Happy Holidays!

Cal Denison



Ascend Real Estate Group LLC
954 W. Washington Blvd., Suite 720
Chicago, IL 60607
Cell: 224-330-5615
Office: 312-252-9271
Fax: 312-284-4548

Email: cdenison@aregllc.com

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Virus-free www.avast.com

Hearing Date: No hearing scheduled

Location: <<CourtRoomNumber>>

Judge: Calendar This form is approved by the Illinois Supreme Court and is required to be accepted in all Illinois Circuit Courts.

STATE OF ILLINOIS, CIRCUIT COURT _____ COUNTY		APPEARANCE	FILED For Court Use Only 1/19/2024 10:37 PM IRIS Y. MARTINEZ CIRCUIT CLERK COOK COUNTY, IL 2023L004422 Calendar, Y 26052112
Instructions ▼			
Directly above, enter the name of the county where the case was filed.	Parkway Bank & Trust Company, N.A. Plaintiff / Petitioner (First, middle, last name or Company)		
Enter the name of the person or company that filed this case as Plaintiff/Petitioner.	v.		
Enter the name of the Defendant/Respondent.	Lake Lathrop Partners LLC, et al. Defendant / Respondent (First, middle, last name)		
Enter the Case Number given by the Circuit Clerk.			2023 L 004422 Case Number

In 1, check the box next to "Myself," if you are not an attorney. If you are an attorney, enter the name of your client in 1, check the box next to "Their attorney," and enter your attorney or firm name in the blank.

1. The appearance of ALPHA CONSTRUCTION SERVICES LLC is entered in this case by:
First Middle Last

☐ Myself

☒ Their attorney: Jones Advocate Group, Inc.

Attorney or Firm Name

2. I would like a trial with (check only one; you do not have a right to jury trial in every case):

☒ a judge

☐ a judge and a 6-person jury

☐ a judge and a 12-person jury

IMPORTANT:

If you are requesting a trial by jury and e-filing the form, you may need to e-file this form two separate times, once as an Appearance and once as a Jury Demand. Check with Illinois Court Help at ilcourthelp.gov or call (833) 411-1121. You can also check with your local Circuit Clerk's office.

Under Illinois Supreme Court Rule 137, your signature means that you have read the document, that to the best of your belief, it is true and correct and that you are not filing it for an improper purpose, such as to cause delay.

If you are completing this form on a computer, sign your name by typing it. If you are completing it by hand, sign and print your name.

Enter your complete address, telephone number, and email address, if you have one.

If you are an attorney, enter your firm name and attorney number.

/s/ Richard C Jones Jr

Your Signature

790 Estate Drive, Suite 200

Street Address

Richard C Jones Jr

Your Name

Deerfield, IL 60015

City, State, ZIP

(312) 909-7900

Telephone

rjones@jonesadvocategroup.com

Email

Jones Advocate Group, Inc.

Firm Name (if any)

53725

Attorney # (if any)

GETTING COURT DOCUMENTS BY EMAIL: You should use an email account that you do not share with anyone else and that you check every day. If you do not check your email every day, you may miss important information, notice of court dates, or documents from other parties.

PROOF OF DELIVERY

1. I am sending the *Appearance*

a. To:

Name: Jack L Laan

First

Middle

Last

Address: 11950 S Harlem Ave, Suite 202-2, Palos Heights, IL 60483

Street, Apt #

City

State ZIP

Email address: jackhaan@haanlawoffice.com

b. By:

☒ An approved electronic filing service provider (EFSP)

☐ Email (*not through an EFSP*)

Only use one of the methods below if you do not have an email address, or the person you are sending the document to does not have an email address.

☐ Personal hand delivery to:

☐ The party

☐ The party's family member who is 13 or older, at the party's residence

☐ The party's lawyer

☐ The party's lawyer's office

☐ Mail or third-party carrier

c. On: 01/20/2024

Date

at: 5:00

Time

☐ a.m. ☒ p.m.

2. I am sending the *Appearance*

a. To:

Name: _____

First

Middle

Last

Address: _____

Street, Apt #

City

State ZIP

Email address: _____

b. By:

☐ An approved electronic filing service provider (EFSP)

☐ Email (*not through an EFSP*)

Only use one of the methods below if you do not have an email address, or the person you are sending the document to does not have an email address.

☐ Personal hand delivery to:

☐ The party

☐ The party's family member who is 13 or older, at the party's residence

☐ The party's lawyer

☐ The party's lawyer's office

☐ Mail or third-party carrier

c. On: _____

Date

at: _____

Time

☐ a.m. ☐ p.m.

In 1a, enter the name, mailing address, and email address of the party you are sending the document to. If they have a lawyer, you must enter the lawyer's information.

In 1b, check the box to show how you are sending the document.
CAUTION: If you and the person you are sending the document to have an email address, you must use one of the first two options. Otherwise, you may use one of the other options.

In c, fill in the date and time that you are sending the document.

In 2, if you are sending the document to more than 1 party or lawyer, fill in a, b, and c. Otherwise leave 2 blank.

In 2a, enter the name, mailing address, and email address of the party you are sending the document to. If they have a lawyer, you must enter the lawyer's information.

In 2b, check the box to show how you are sending the document.
CAUTION: If you and the person you are sending the document to have an email address, you must use one of the first two options. Otherwise, you may use one of the

In c, fill in the date and time that you are sending the document.

If you are sending your document to more than 2 parties or lawyers, check the box and file the *Additional Proof of Delivery* with this form.

☐ I have completed an *Additional Proof of Delivery* form.

Under the Code of Civil Procedure, 735 ILCS 5/1-109, making a statement on this form that you know to be false is perjury, a Class 3 Felony.

I certify that everything in the *Proof of Delivery* is true and correct. I understand that a false statement on this form is perjury and has penalties provided by law under 735 ILCS 5/1-109.

If you are completing this form on a computer, sign your name by typing it. If you are completing it by hand, sign and print your name.

/s/ Richard C Jones Jr
Your Signature

790 Estate Drive, Suite 200
Street Address

Richard C Jones Jr
Print Your Name

Deerfield, IL 60015
City, State, ZIP

Enter your complete address, telephone number, and email address, if you have one.

(312) 909-7900
Telephone

rjones@jonesadvocategroup.com
Email

Jones Advocate Group, Inc.
Firm Name (if any)

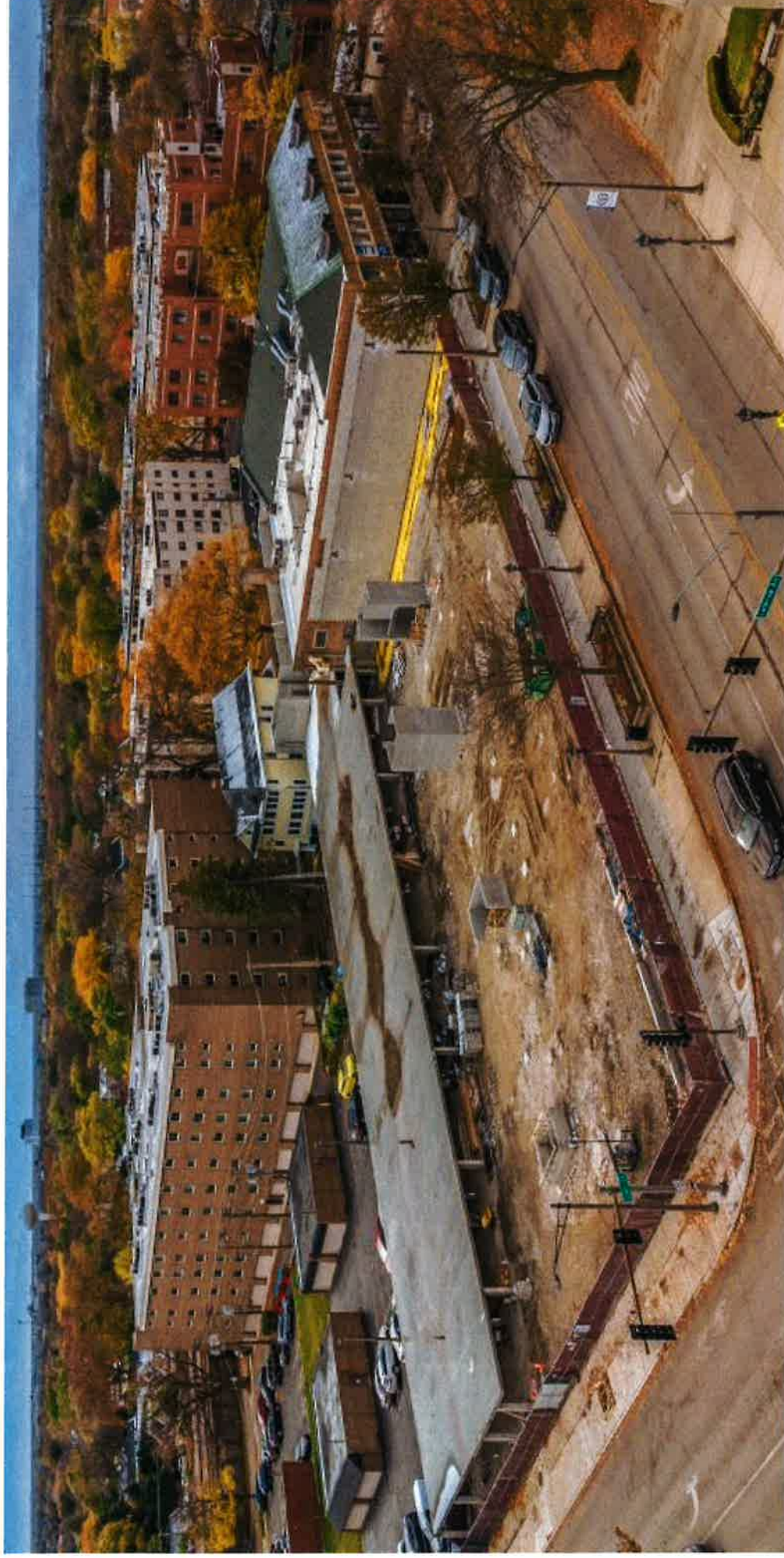
53725
Attorney # (if any)

GETTING COURT DOCUMENTS BY EMAIL: You should use an email account that you do not share with anyone else and that you check every day. If you do not check your email every day, you may miss important information, notice of court dates, or documents from other parties.

EXHIBIT E

PROPERTY PHOTOS

7601-7613 W Lake St., River Forest, IL
Aerial Photo



11/16/23 – 12/20/23
New Sidewalk Photos

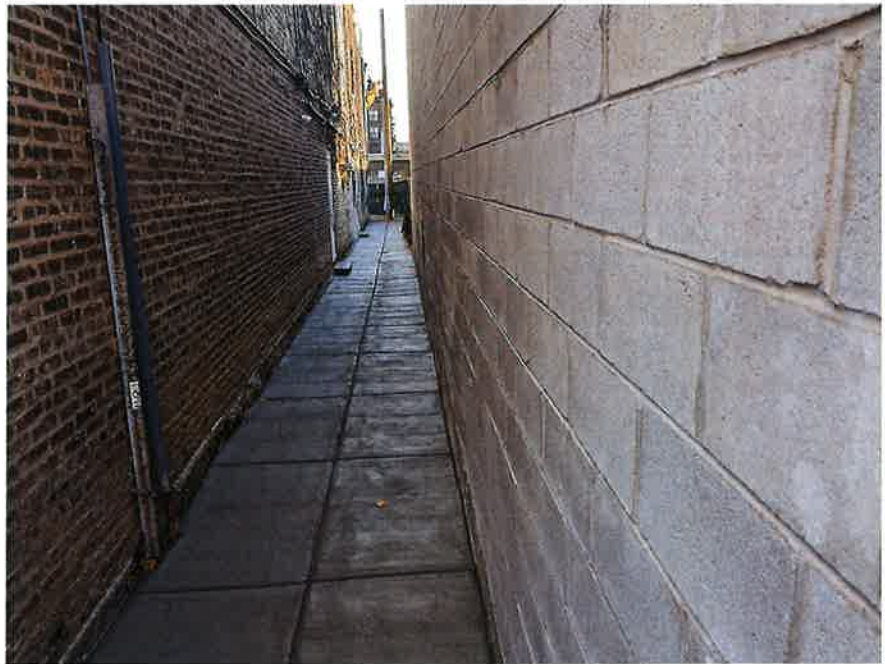


EXHIBIT F

PROPERTY BUDGET

(09/12/23 thru 12/31/24)

PROJECTED BUDGET

(ACTUAL 9/12/23 THRU 1/31/24)

	ACTUAL 09/12/23 thru 10/31/23	ACTUAL 11/30/2023	ACTUAL 12/31/2023	ACTUAL 1/31/2024	PROJECTED 2/29/2024	PROJECTED 3/31/2024	PROJECTED 4/30/2024	PROJECTED 5/31/2024
	2023	2023	2023	2024	2024	2024	2024	2024
PROPERTY EXPENSES								
General cleanup-JMS Commercial	\$ 3,660.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dumpsters & General Cleanup- (Reimburse AREG)	794.84	-	-	-	-	-	-	-
Sidewalks-Village of River Forest Reimbursement	8,950.00	-	-	-	-	-	-	-
Fire Access/Sidewalk on Rear of Adjacent Properties (Per Robert Andreas contract)	5,905.00	9,890.00	-	-	-	-	-	-
Additional Cleanup-JMS Commercial	2,800.00	-	-	-	-	-	-	-
Reposition/Secure Fencing/Gates(per JMS Commercial proposal)	4,350.00	-	-	1,000.00	-	-	-	-
Ongoing Maintenance/Repairs - JMS Commercial	-	-	-	-	-	300.00	300.00	300.00
Security Camera Installation (Per Titan Security Agreement)	-	1,896.00	-	-	-	-	-	-
Fence Rental (Per Diverse Fence proposal)	-	1,377.00	-	-	-	1,377.00	-	-
Miscellaneous/Contingency	-	-	-	-	-	300.00	300.00	300.00
SUBTOTAL	\$ 26,459.84	\$ 13,163.00	\$ -	\$ 1,000.00	\$ -	\$ 1,977.00	\$ 600.00	\$ 600.00
ONGOING EXPENSES								
Insurance - Hanover Insurance - Builders Risk	\$ -	-	-	-	-	20,815.00	-	-
Security Cameras/Monitoring (Titan Agreement)	-	2,175.00	-	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
Snow Removal/Winter Months	-	-	40.00	990.00	40.00	500.00	500.00	-
Utilities	-	-	-	-	-	-	-	-
SUBTOTAL	\$ -	\$ 2,175.00	\$ 40.00	\$ 2,490.00	\$ 1,540.00	\$ 22,815.00	\$ 2,000.00	\$ 1,500.00
OTHER EXPENSES								
Pioneer Environmental - Summary Report Update	\$ -	\$ -	\$ -	\$ -	\$ 2,143.75	\$ -	\$ -	\$ -
Pioneer Environmental - Concrete Testing - past due (Paid directly by lender)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Milhouse Engineering -Potential fifth floor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Erickson Engineering (Drain design for fire egress sidewalk)	\$ -	\$ -	\$ 590.00	\$ -	\$ -	\$ -	\$ -	\$ -
SUBTOTAL	\$ -	\$ -	\$ 590.00	\$ -	\$ 2,143.75	\$ -	\$ -	\$ -
REAL ESTATE TAXES								
Real Estate Taxes - 2021 - Paid	\$ 10,941.38	-	-	-	-	-	-	-
Real Estate Taxes - 2022 - Paid	27,007.12	-	-	-	-	-	-	-
Real Estate Taxes - 2023 - 1st Installment	-	-	-	-	13,966.22	-	-	-
Real Estate Taxes - 2023 - 2nd Installment	-	-	-	-	-	-	-	-
SUBTOTAL	\$ 37,948.50	\$ -	\$ -	\$ -	\$ 13,966.22	\$ -	\$ -	\$ -
SUBTOTAL PROPERTY LEVEL EXPENSES	\$ 64,408.34	\$ 15,338.00	\$ 630.00	\$ 3,490.00	\$ 17,649.97	\$ 24,792.00	\$ 2,600.00	\$ 2,100.00
RECEIVER EXPENSES/HOURS								
Receiver - Estimated	\$ -	-	4,075.00	-	-	2,200.00	1,200.00	1,200.00
AREG Staff Hours / Fees - Estimated	\$ -	-	16,793.75	-	-	10,000.00	1,800.00	1,800.00
Reimbursements/Kulanda Accounting	-	451.25	-	-	-	100.00	100.00	100.00
Receiver Start Up Fee	2,000.00	-	-	-	-	-	-	-
SUBTOTAL	\$ 2,000.00	\$ 451.25	\$ 20,868.75	\$ -	\$ -	\$ 12,300.00	\$ 3,100.00	\$ 3,100.00
TOTAL PROJECTED BUDGET	\$ 66,408.34	\$ 15,789.25	\$ 21,498.75	\$ 3,490.00	\$ 17,649.97	\$ 37,092.00	\$ 5,700.00	\$ 5,200.00
CUMULATIVE EXPENSES	\$ 66,408.34	\$ 82,197.59	\$ 103,696.34	\$ 107,186.34	\$ 124,836.31	\$ 161,928.31	\$ 167,628.31	\$ 172,828.31

DEFENDANT/OWNER BUILDERS RISK PAID THROUGH 3/15/2024,
GENERAL LIABILITY AND UMBRELLA POLICY PAID THROUGH
2/23/2025.
BUDGET WILL BE UPDATED AS ANY REQUIRED COSTS ARE
DETERMINED/INCURRED.
BUDGET DOES NOT INCLUDE ANY FILED LIEN CLAIMS FROM
CONTRACTORS OR DESIGN PROFESSIONS.
RECEIVER & STAFF FEES IN 2/24 ASSUME INVOICE #2 IS APPROVED BY
THE COURT.

PROJECTED BUDGET

(ACTUAL 9/12/23 THRU 1/31/24)

	PROJECTED 6/30/2024	PROJECTED 7/31/2024	PROJECTED 8/31/2024	PROJECTED 9/30/2024	PROJECTED 10/31/2024	PROJECTED 11/30/2024	PROJECTED 12/31/2024	
	2024	2024	2024	2024	2024	2024	2024	TOTAL
PROPERTY EXPENSES								
General cleanup-JMS Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,660.00
Dumpsters & General Cleanup- (Reimburse AREG)	-	-	-	-	-	-	-	\$ 794.84
Sidewalks-Village of River Forest Reimbursement	-	-	-	-	-	-	-	\$ 8,950.00
Fire Access/Sidewalk on Rear of Adjacent Properties (Per Robert Andreas contract)	-	-	-	-	-	-	-	\$ 15,795.00
Additional Cleanup-JMS Commercial	-	-	-	-	-	-	-	\$ 2,800.00
Reposition/Secure Fencing/Gates(per JMS Commercial proposal)	-	-	-	-	-	-	-	\$ 5,350.00
Ongoing Maintenance/Repairs - JMS Commercial	300.00	300.00	300.00	300.00	300.00	300.00	300.00	\$ 3,000.00
Security Camera Installation (Per Titan Security Agreement)	-	-	-	-	-	-	-	\$ 1,896.00
Fence Rental (Per Diverse Fence proposal)	1,377.00	-	-	1,377.00	-	-	-	\$ 5,508.00
Miscellaneous/Contingency	300.00	300.00	300.00	300.00	300.00	300.00	317.69	\$ 3,017.69
SUBTOTAL	\$ 1,977.00	\$ 600.00	\$ 600.00	\$ 1,977.00	\$ 600.00	\$ 600.00	\$ 617.69	\$ 50,771.53
ONGOING EXPENSES								
Insurance - Hanover Insurance - Builders Risk	-	-	-	-	-	-	-	\$ 20,815.00
Security Cameras/Monitoring (Titan Agreement)	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	\$ 20,175.00
Snow Removal/Winter Months	-	-	-	-	-	500.00	500.00	\$ 3,070.00
Utilities	-	-	-	-	-	-	-	\$ -
SUBTOTAL	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00	\$ 44,060.00
OTHER EXPENSES								
Pioneer Environmental - Summary Report Update	-	-	-	-	-	-	-	\$ 2,143.75
Pioneer Environmental - Concrete Testing - past due (Paid directly by lender)	-	-	-	-	-	-	-	\$ -
Millhouse Engineering -Potential fifth floor	-	-	-	-	-	-	-	\$ -
Erickson Engineering (Drain design for fire egress sidewalk)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590.00
SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,733.75
REAL ESTATE TAXES								
Real Estate Taxes - 2021 - Paid	-	-	-	-	-	-	-	\$ 10,941.38
Real Estate Taxes - 2022 - Paid	-	-	-	-	-	-	-	\$ 27,007.12
Real Estate Taxes - 2023 - 1st Installment	-	-	-	-	-	-	-	\$ 13,966.22
Real Estate Taxes - 2023 - 2nd Installment	-	-	-	12,000.00	-	-	-	\$ 12,000.00
SUBTOTAL	\$ -	\$ -	\$ -	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 63,914.72
SUBTOTAL PROPERTY LEVEL EXPENSES	\$ 3,477.00	\$ 2,100.00	\$ 2,100.00	\$ 15,477.00	\$ 2,100.00	\$ 2,600.00	\$ 2,617.69	\$ 161,480.00
RECEIVER EXPENSES/HOURS								
Receiver - Estimated	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	\$ 17,075.00
AREG Staff Hours / Fees - Estimated	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	\$ 42,993.75
Reimbursements/Kulanda Accounting	100.00	100.00	100.00	100.00	100.00	100.00	100.00	\$ 1,451.25
Receiver Start Up Fee	-	-	-	-	-	-	-	\$ 2,000.00
SUBTOTAL	\$ 3,100.00	\$ 3,100.00	\$ 3,100.00	\$ 3,100.00	\$ 3,100.00	\$ 3,100.00	\$ 3,100.00	\$ 63,520.00
TOTAL PROJECTED BUDGET	\$ 6,577.00	\$ 5,200.00	\$ 5,200.00	\$ 18,577.00	\$ 5,200.00	\$ 5,700.00	\$ 5,717.69	\$ 225,000.00
CUMULATIVE EXPENSES	\$ 179,405.31	\$ 184,605.31	\$ 189,805.31	\$ 208,382.31	\$ 213,582.31	\$ 219,282.31	\$ 225,000.00	

DEFENDANT/OWNER BUILDERS RISK PAID THROUGH 3/15/2024,
GENERAL LIABILITY AND UMBRELLA POLICY PAID THROUGH
2/23/2025.
BUDGET WILL BE UPDATED AS ANY REQUIRED COSTS ARE
DETERMINED/INCURRED.
BUDGET DOES NOT INCLUDE ANY FILED LIEN CLAIMS FROM
CONTRACTORS OR DESIGN PROFESSIONS.
RECEIVER & STAFF FEES IN 2/24 ASSUME INVOICE #2 IS APPROVED BY
THE COURT.

EXHIBIT G

CONDO BUYER DEPOSIT ESCROW

wrebenson@aregllc.com

From: Pantoga, Ann Addis <APantoga@thompsoncoburn.com>
Sent: Friday, January 26, 2024 1:18 PM
To: wrebenson@aregllc.com; Cal Denison
Cc: Swieca, Christopher; Knapik, William; Meers, Trey; Newman, Justin M.
Subject: Beverly Bank v. Lake Lathrop Partners, et al. 23 L 4422 (23 CH 5065)
Attachments: 1033_001.pdf

Walt and Cal:

For your information, Marty Paris closed the Lake Lathrop Partners LLC bank account holding the contract unit purchasers earnest money. I attach a copy of the check showing the withdrawal payment that includes Marty's signature of receipt.

Ann Addis Pantoga

apantoga@thompsoncoburn.com
P: 312 580 2208
F: 312 580 2201
M: 847.754.1756

Thompson Coburn LLP

55 East Monroe Street 37th Floor
Chicago, IL 60603
www.thompsoncoburn.com

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HINSDALE BANK
& TRUST COMPANY, N.A.
A WINTRUST COMMUNITY BANK

CASHIER'S CHECK

Oak Park Bank

5090000581

CUSTOMER COPY

DATE: January 25, 2024

REMITTER Lake Lathrop Partners LLC

PAY One Million Four Hundred Sixty Thousand Five Hundred Thirty-Eight and 47/100ths
Dollars

\$1,460,538.47

NON NEGOTIABLE

TO THE
ORDER
OF
Lake Lathrop Partners LLC

Fee:

MEMO

HINSDALE BANK
& TRUST COMPANY, N.A.
A WINTRUST COMMUNITY BANK

CASHIER'S CHECK

Oak Park Bank

5090000581

2544/719

DATE: January 25, 2024

REMITTER Lake Lathrop Partners LLC

146053847

\$1,460,538.47

PAY One Million Four Hundred Sixty Thousand Five Hundred Thirty-Eight and 47/100ths
Dollars

Payable through Wintrust Bank

TO THE
ORDER
OF
Lake Lathrop Partners LLC

Renier Jones
AUTHORIZED SIGNATURE

MEMO

⑈05090000581⑈ ⑆071925444⑆ 3807705752⑈

X Fullerton Park

X 1/26/24
DATE