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

BEVERLY BANK & TRUST COMPANY, N.A., Plaintiff, v.	No. 2023 CH 05065
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 Defendants.	Consolidated into 2023 L 4422 Judge Catherine Schneider Property Address: 7601-7613 W. Lake Street River Forest, Illinois 60305

VERIFICATION

Walter A. Rebenson, Ascend Real Estate Group, LLC its CEO, the duly appointed Receiver with respect to the vacant land and partially constructed premises commonly known as 7601-13 W. Lake St., River Forest, Illinois 60305 deposes and states that he has prepared the **Third Receiver Report** and the facts contained therein are true to the best of his knowledge and belief.

The next court date for review and approval of the **Third Receiver Report** is scheduled for **June 27, 2024,** at **9:00 AM** in Courtroom 2004 of the Daley Center.

SUBSCRIBED and SWORN to
Before me this 7th of June 2024

Malita Stone
NOTARY PUBLIC

Walter A. Rebenson
Walter A. Rebenson, Receiver
Ascend Real Estate Group LLC

MALITA STONE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 29, 2026

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

BEVERLY BANK & TRUST COMPANY, N.A.,

Plaintiff,

v.

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

Defendants.

No. 2023 CH 05065

Consolidated into

2023 L 4422

Judge Catherine Schneider

Property Address:
7601-7613 W. Lake Street
River Forest, Illinois 60305

NOTICE OF FILING

To: Attached Service List

PLEASE TAKE NOTICE that on **June 7, 2024**, I caused to be filed with the Court the **Third Receiver Report**, a copy of said which is attached hereto.

* * *

CERTIFICATE OF SERVICE

The undersigned, Receiver, affirms and certifies that a true, correct, and exact copy of this notice and the Third Receiver Report was served upon the attached **SERVICE LIST** by Email, before the hour of 5:00 p.m. on **June 7, 2024.**

WALTER A. REBENSON, Receiver

By: Walter A. Rebenson

WALTER A. REBENSON, Receiver
Ascend Real Estate Group LLC
954 West Washington Blvd., Suite 720
Chicago, Illinois 60607
Tel: (312) 252-9270
wrebenson@aregllc.com

SERVICE LIST

Honorable Catherine Ann Schneider law.calycc@cookcountyil.gov
Richard J. Daley Center, Law Division
50 W. Washington Street,
Chicago, Illinois 60602
Clerk of the Circuit Court of Cook County,
Law Division

Patricia Wisniewski
Judge's Clerk
Patricia.wisniewski@cookcountyil.gov
(312) 603.5918

PLAINTIFF
Beverly Bank & Trust Company, N.A.
Christopher J. Swieca, SVP cswieca@wintrust.com
William Knapik, SVP. wknapik@wintrust.com
Wintrust Financial Corporation
9700 W. Higgins Road, Suite 650,
Rosemont, Illinois 60018

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Justin M. Newman jmnewman@thompsoncoburn.com
Thompson Coburn LLP,
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Chicago, IL 60603

DEFENDANT(S)
Lake Lathrop Partners LLC and all affiliates
F. Martin Paris mparis@sedgwickproperties.com
c/o Sedgewick Development
1525 W. Homer, Suite 401
Chicago, IL 60642

DEFENDANT COUNSEL
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Robert D. Carroll carroll@lsclegal.com

Landsman, Saldinger, Carroll, PLLC
161 N. Clark St., Suite 1600, Chicago, IL 60601

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Palos Heights, IL 60463

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ATTORNEY FOR SCHINDLER ELEVATOR
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bernover@litchfieldcavo.com

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

BEVERLY BANK & TRUST COMPANY, N.A., Plaintiff,	)	
v.	)	No. 2023 CH 05065
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	)	Consolidated into 2023 L 4422 Judge Catherine Schneider
Defendants.	)	Property Address: 7601-7613 W. Lake Street River Forest, Illinois 60305

THIRD 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 **Third Receiver Report (the "Third Report")** for the period March 1, 2024 to May 31, 2024. The next scheduled court date with the Receiver's Report on the agenda is **June 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 **$22,209.50**, including previously approved Receiver fees.

2. The Receiver asks the Court to approve the Receiver fees and professional fees for the period March 1, 2024, through June 6, 2024, as detailed in Receiver Bill No. 3 in the total amount of **$6,350.00**. The Receiver requests that the Court approve payment of this invoice from funding by the Plaintiff. See **EXHIBIT B for Receiver Bill No. 3**.

DISPOSITION STATUS

The Defendant filed a motion for Reconsideration to cease any marketing of the property and the motion was heard by the court on March 18, 2024, at 10:00 AM. Pursuant to the court order that was subsequently issued granting the Defendant's motion for reconsideration, the Receiver ceased all marketing efforts on March 18, 2024. The broker and interested parties were informed of the revised status.

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 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), even though 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 ensure 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 the Second Receiver Report.

PROPERTY AND SITE INSPECTIONS

The property continues to be monitored by video surveillance on a 24/7 basis (Titan Monitoring). Periodic maintenance time is required to ensure fencing integrity and keep the site in presentable condition. The Receiver continues to be in communication with village officials regarding the life safety status of the site. The property has been treated with weed deterrent and is inspected weekly by Receiver staff. Recent photos are attached in **EXHIBIT C**.

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 through May 31, 2024. **See EXHIBIT D.**

2. Repair and improve construction/security fence. JMS Commercial has been called in monthly to tie down screening, apply weed control treatment and maintain cleanliness.

3. Video Camera Security System. The system is operating well. On-going expense of $1,500 per month.

4. Security Fence Rental Renewal. The contract was extended on a quarterly basis until 6/14/24.

5. Insurance. Lender has included property in Forced Placement pool to replace Builder's Risk policy that expired.

6. Real Estate Taxes. All real estate taxes have been paid.

7. Mechanics Liens. Total liens are estimated to be more than $2,700,000. The Receiver has not been engaged to negotiate or otherwise manage this liability.

8. Condominium Buyer Deposits. 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 5/31/24 the Plaintiff/Lender had funded **$154,947.06**. The Receiver has paid all bills due during this reporting period with **$8,001.25** remaining in the account as of 5/31/24. Since the appointment of the Receiver (through 5/31/24), total paid expenses are **$147,045.81**. The Receiver has submitted a request for additional lender funding in the amount of **$15,825.75** (for expenses projected thru 07/31/24). See EXHIBIT A for financial statements and lender funding during this reporting period.

EXHIBIT A

FINANCIALS

- PROPERTY FINANCIAL STATEMENTS (3/1/24 – 5/31/24) – includes copies of paid expenses
- PROPERTY EXPENSES (This Reporting Period)
- LENDER FUNDING REQUEST NO. 6

1:41 PM
06/05/24
Accrual Basis

Lake & Lathrop LLC
Profit & Loss
March through May 2024

		Mar - May 24
Ordinary Income/Expense		
Expense		
60100 · Accounting		
60101 · WJK CPA Consulting Inc.	393.75	
Total 60100 · Accounting		393.75
66700 · Receivership Fees		13,893.75
67200 · Repairs and Maintenance		
67200-C · JMS Commercial Cleaning	1,470.00	
67200-E · Driven	1,377.00	
67200-G · Hoy Landscaping, Inc	40.00	
67200-H · Titan Monitoring	4,500.00	
67200-J · SATC Law	535.00	
Total 67200 · Repairs and Maintenance		7,922.00
Total Expense		22,209.50
Net Ordinary Income		-22,209.50
Net Income		**-22,209.50**

1:43 PM
06/05/24
Accrual Basis

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

		Sep 12, '23 - May 31, 24
Ordinary Income/Expense		
Expense		
60100 · Accounting		
60101 · WJK CPA Consulting Inc.	845.00	
Total 60100 · Accounting		845.00
66700 · Receivership Fees		36,762.50
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	13,280.00	
67200-D · Robert R Andreas & Sons, Inc.	15,795.00	
67200-E · Driven	2,754.00	
67200-F · Eriksson Engineering	590.00	
67200-G · Hoy Landscaping, Inc	1,110.00	
67200-H · Titan Monitoring	11,571.00	
67200-I · Pioneer Engineering Service	2,143.75	
67200-J · SATC Law	535.00	
Total 67200 · Repairs and Maintenance		57,523.59
67300 · Real Estate Tax Expense		51,914.72
Total Expense		147,045.81
Net Ordinary Income		-147,045.81
Net Income		**-147,045.81**

1:45 PM
06/05/24
Accrual Basis

Lake & Lathrop LLC
Balance Sheet
As of Sept 12 thru May 31, 2024

	May 31, 24
ASSETS	
Current Assets	
Checking/Savings	
10000 · Chase Bank - Lake & Lathrop	8,001.25
Total Checking/Savings	8,001.25
Total Current Assets	8,001.25
TOTAL ASSETS	**8,001.25**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
25000 · Lender / Plantiff Funding	154,947.06
25001 · Receiver Advances	100.00
Total Other Current Liabilities	155,047.06
Total Current Liabilities	155,047.06
Total Liabilities	155,047.06
Equity	
32000 · Retained Earnings	-103,696.34
Net Income	-43,349.47
Total Equity	-147,045.81
TOTAL LIABILITIES & EQUITY	**8,001.25**

Ascend Real Estate Group LLC

7301-7613 Lake Street River Forest IL 60305

CHECK BOOK ENTRIES

Project name: **Lake Lathrop - AREG Receiver account**

Routing #: **71000013**
Account No. **91059-4886**

Date	Check# / Reference	Description / Payee	Checks / Debits	Deposits	Balance
9/13/2023		Account for Receiver - Funded by AREG to open account balance	$0.00	$100.00	**$100.00**
9/25/2023	Wire	**Funding No. 1**		$20,000.00	**$20,100.00**
10/12/2023	2110	**AREG** - Reimb. for supplies/materials needed for site securement & other reimbursable expenses.	$794.84		**$19,305.16**
10/12/2023	2111	**JMS Commercial Cleaning & Handyman Serv.** - Inv. 3858 - $3,360; Inv. 3857 - $300; Inv. 3859 - $2,800	$6,460.00		**$12,845.16**
10/12/2023	2112	**AREG** - Receiver Startup Costs	**$2,000.00**		**$10,845.16**
10/24/2023	2113	JMS Commercial Cleaning & Handyman Service - Inv. 1018	$4,350.00		**$6,495.16**
10/26/2023	Wire	**Funding No 2**		$88,303.58	**$94,798.74**
10/30/2023	2114	VOIDED CHECK	$0.00		**$94,798.74**
10/30/2023	2115	**Cook County Treasurer** - 15-12-117-019-0000 - 2021 2nd Installment	$2,047.21		**$92,751.53**
10/30/2023	2116	**Robert R. Andreas & Sons** - 50% Deposit - Inv. 10232023-01	$5,905.00		**$86,846.53**
10/30/2023	2117	**Village of River Forest** - (sidewalk repairs) - Inv. 6193	$8,950.00		**$77,896.53**
10/30/2023	2118	**Cook County Treasurer** - 15-12-117-018-0000 - 2021 2nd Installment	$2,078.31		**$75,818.22**
10/30/2023	2119	**Cook County Treasurer** - 15-12-117-017-0000 - 2021 2nd Installment	$5,614.53		**$70,203.69**
10/30/2023	2120	**Cook County Treasurer** - 15-12-117-003-0000 - 2021 2nd Installment	$1,201.33		**$69,002.36**
10/30/2023	2121	**Cook County Treasurer** - 15-12-117-019-0000 - 2022 2nd Installment	$4,250.19		**$64,752.17**
10/30/2023	2122	**Cook County Treasurer** - 15-12-117-018-0000 - 2022 2nd Installment	$4,314.45		**$60,437.72**
10/30/2023	2123	**Cook County Treasurer** - 15-12-117-017-0000 - 2022 2nd Installment	$11,655.63		**$48,782.09**
10/30/2023	2124	**Cook County Treasurer** - 15-12-117-003-0000 - 2022 2nd Installment	$2,493.78		**$46,288.31**
10/30/2023	2125	**Cook County Treasurer** - 15-12-117-002-0000 - 2022 2nd Installment	$4,293.07		**$41,995.24**
11/29/2023	2126	**Ryan** (VOIDED CHECK)	$0.00		**$41,995.24**
11/29/2023	2127	**WJK** (William J Kulanda) - Oct. Accounting	$451.25		**$41,543.99**
11/30/2023	2128	**Robert R. Andreas & Sons** - 2nd and FINAL Payment - Inv. 10232023-01	$9,890.00		**$31,653.99**
12/19/2023	trsf	**AREG Receiver Bill No 1**	**$20,868.75**		**$10,785.24**
12/21/2023	2129	**Driven Fence** - Inv. 23-1250 - Fence Contract Extended to 12/14/23-3/14/24	$1,377.00		**$9,408.24**
12/21/2023	2130	**Eriksson Engineering Associated** - Inv. 29798	$590.00		**$8,818.24**
12/21/2023	2131	**Hoy Landscaping, Inc.** - Inv. 68101 - Snow Plowing Service	$40.00		**$8,778.24**
12/21/2023	2132	**Titan Monitoring** - Inv. 59063 - Monitoring Services	$4,071.00		**$4,707.24**
1/19/2024	Wire	**Funding No 3**		$13,100.00	**$17,807.24**
1/22/2024	2133 - VOID	VOIDED CHECK			**$17,807.24**
1/22/2024	2134	**Hoy Landscaping, Inc.**; Inv. 68586 - $230; Inv. 68833 - $115; Inv. 69089 - $260; Inv. 69356 - $230	$835.00		**$16,972.24**
1/22/2024	2135	**JMS Commercial Cleaning & Handyman Service** - Inv. 1055	$1,000.00		**$15,972.24**
1/22/2024	2136	**Titan Monitoring** - Inv. 59602	$1,500.00		**$14,472.24**
1/22/2024	2137	**Hoy Landscaping, Inc.** - Inv. 69618 - Zero Tolerance Snow Service	$155.00		**$14,317.24**
2/7/2024	2138	**Pioneer Engineering Services, LLC** - Inv. 27073	$2,143.75		**$12,173.49**
2/14/2024	Wire	**Funding No 4**		$13,966.22	**$26,139.71**
2/15/2024	2139	**Cook County Treasurer** - 15-12-117-019-0000 - 2023 1st Installment	$2,197.90		**$23,941.81**
2/15/2024	2140	**Hoy Landscaping, Inc.** - Inv. 69856 - Snow Removal	$40.00		**$23,901.81**
2/15/2024	2141	**Titan Monitoring** - Inv. 747 - Jan Monitoring Services	$1,500.00		**$22,401.81**
2/15/2024	2142	**Cook County Treasurer** - 15-12-117-018-0000 - 2023 1st Installment	$2,231.14		**$20,170.67**
2/15/2024	2143	**Cook County Treasurer** - 15-12-117-017-0000 - 2023 1st Installment	$6,027.49		**$14,143.18**
2/15/2024	2144	**Cook County Treasurer** - 15-12-117-003-0000 - 2023 1st Installment	$1,289.61		**$12,853.57**
2/15/2024	2145	**Cook County Treasurer** - 15-12-117-002-0000 - 2023 1st Installment	$2,220.08		**$10,633.49**
3/7/2024	2146	**Driven Fence** - Inv. 24-0185 - Fence Contract Extended to 3/14/24-6/14/24	$1,377.00		**$9,256.49**
3/14/2024	2147	**Hoy Landscaping** - Inv. 70296	$40.00		**$9,216.49**
3/14/2024	2148	**Titan Monitoring** - Inv. 1221 - 2/1-2/29	$1,500.00		**$7,716.49**
3/21/2024	Wire	**Funding No 5**		$19,577.26	**$27,293.75**
3/27/2024	trsf	**To AREG - approved Receiver Bill no 2**	$13,893.75		**$13,400.00**
3/29/2024	2149-stop Pymt	**JMS Commercial Cleaning** - TOTAL $840 Inv. 1089 - $280; Inv. 1098 - $280; Inv.	$0.00		**$13,400.00**
4/8/2024	2150	**Titan Monitoring** - Inv. 1667 - Mar 2024 Monitoring	$1,500.00		**$11,900.00**
4/8/2024	2151	**WJK (William J Kulanda)** - Mar 2024. Accounting	$262.50		**$11,637.50**
5/2/2024	2152-VOID	VOIDED CHECK	$0.00		**$11,637.50**
5/2/2024	2153	WJK (Kulanda) - Apr. 2024 Accounting	$131.25		**$11,506.25**
5/10/2024	2154	**Titan Monitoring** - Inv. 2384 - Apr. 2024 Monitoring	$1,500.00		**$10,006.25**
5/13/2024	2155	**JMS Commercial Cleaning** - Inv. 1089 - $280; Inv. 1098 - $280; Inv. 1103 - $280	$840.00		**$9,166.25**
5/16/2024	2156	JMS Commercial Cleaning - Inv. 1164	$380.00		**$8,786.25**
5/29/2024	2157	JMS Commercial Cleaning - Inv. 1169	$250.00		**$8,536.25**
5/29/2024	2158	SATC Law - Inv. 191757 re: 7301 Lake	$535.00		**$8,001.25**
					$8,001.25
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2146

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

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

3/7/2024

PAY TO THE ORDER OF Driven $ **1,377.00

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

Security features. Details on back.

Driven
2000 Ruby St
Melrose Park, IL 60160

MEMO Invoice number # 24-0185 - 7601 W Lake Street - Ex

Walter A Robinson
AUTHORIZED SIGNATURE

⑈002146⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group 2146

Driven 3/7/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/5/2024	Bill	24-0185	1,377.00	1,377.00		1,377.00
					Check Amount	1,377.00

Chase Bank - Lake & Invoice number # 24-0185 - 7601 W Lake Street 1,377.00

Ascend Real Estate Group 2146

Driven 3/7/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/5/2024	Bill	24-0185	1,377.00	1,377.00		1,377.00
					Check Amount	1,377.00

Chase Bank - Lake & Invoice number # 24-0185 - 7601 W Lake Street 1,377.00

DRIVEN
2000 N RUBY ST.
MELROSE PARK, IL 60160

Invoice

Date	Invoice #
3/5/2024	24-0185

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 #	Terms	Rep	Due Date	Ship	Exp. Date
023-2181	Due on receipt	RB	3/5/2024	3/5/2024	6/14/24

Description	Quantity	Amount
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 # 23-1250 From 3/14/24 - 6/14/24		

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

2147

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

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

3/14/2024

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 Rubin
AUTHORIZED SIGNATURE

MEMO Invoice 70296 Zero Tolerance Snow Service

Security features. Details on back.

⑈002147⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group 2147

Hoy Landscaping, Inc 3/14/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/27/2024	Bill	70296	40.00	40.00		40.00
					Check Amount	40.00

Chase Bank - Lake & Invoice 70296 Zero Tolerance Snow Service 40.00

Ascend Real Estate Group 2147

Hoy Landscaping, Inc 3/14/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/27/2024	Bill	70296	40.00	40.00		40.00
					Check Amount	40.00

Chase Bank - Lake & Invoice 70296 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: 70296

Date	2/27/2024
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
2/24/2024	Ice Melt Application	1.00	40.00	40.00

Subtotal:	40.00
Invoice Total:	$40.00

CP

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 #	70296
Invoice Date	2/27/2024
Invoice Balance	$40.00
Amount Enclosed	

2148

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

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

3/14/2024

PAY TO THE ORDER OF Titan Monitoring $ **1,500.00

One Thousand Five Hundred and 00/100** DOLLARS

Security features. Details on back.

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

Walter A Rubin

AUTHORIZED SIGNATURE

MEMO Invoice # 1221 - Jan 2024 Monitoring Services - 761

⑈002148⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

2148

Titan Monitoring

3/14/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/29/2024	Bill	1221	1,500.00	1,500.00		1,500.00
					Check Amount	1,500.00

Chase Bank - Lake & Invoice # 1221 - Jan 2024 Monitoring Services - 1,500.00

Ascend Real Estate Group

2148

Titan Monitoring

3/14/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/29/2024	Bill	1221	1,500.00	1,500.00		1,500.00
					Check Amount	1,500.00

Chase Bank - Lake & Invoice # 1221 - Jan 2024 Monitoring Services - 1,500.00

TITAN PROTECTION

INVOICE

INVOICE NUMBER:	1221
Invoice Date	2024-02-29
DUE DATE:	2024-03-30
TERMS:	Net 30
CUSTOMER ID:	1562

REMIT TO
Titan Monitoring
9350 Metcalf Ave
Suite 110
Overland Park, KS 66212
913-441-0911
accounting@titanmonitoring.com

BILL TO
Lake Lathrop Partners LLC
7611 Lake St
River Forest, IL 60305

Amount Enclosed: $_______________

AMOUNT DUE: $1,500.00

Period	Description	QTY	Unit Price	Total
02-01 - 02-29	Monitoring Services - Rental: Rental Unit Service Location: Lake Lathrop Partners LLC 7611 Lake St River Forest IL 60305	1	$1,500.00	$1,500.00

OD

SUBTOTAL	Tax	Credit	Total
$1,500.00	$0.00	$0.00	$1,500.00

SUBTOTAL	$1,500.00
TAXES	$0.00
Total	**$1,500.00**

Please send remittance to:
Arvest Bank
Acct #36057263
Routing #082900872
accounting@titanmonitoring.com

2149

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

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

3/29/2024

PAY TO THE ORDER OF JMS Commercial Cleaning & Handyman Serv $ **840.00

Eight Hundred Forty and 00/100** DOLLARS

Security features. Details on back.

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

MEMO

Walter A Rahn

AUTHORIZED SIGNATURE

⑈002149⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

2149

JMS Commercial Cleaning & Handyman Serv 3/29/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/8/2024	Bill	1089	280.00	280.00		280.00
3/14/2024	Bill	1098	280.00	280.00		280.00
3/27/2024	Bill	1103	280.00	280.00		280.00
					Check Amount	840.00

Chase Bank - Lake & 840.00

Ascend Real Estate Group

2149

JMS Commercial Cleaning & Handyman Serv 3/29/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/8/2024	Bill	1089	280.00	280.00		280.00
3/14/2024	Bill	1098	280.00	280.00		280.00
3/27/2024	Bill	1103	280.00	280.00		280.00
					Check Amount	840.00

Chase Bank - Lake & 840.00

#1089

Date issued: 03/08/2024

Invoice

Bill from:

JMS Commercial Cleaning

5420 West Roosevelt Rd Chicago, IL 60644

jose@jms-facilities.com

630-473-9003

Bill to:

Ascend Real Estate

Cal Denison

311 Lake Street, River Forest, IL, USA

jose@jmscomcleaning.com

17732204017

Item	Quantity	Price	Total
lift fence and tide shade down	1	$280	$280

Total $280

Signature

Date

Name

#1098

Date issued: 03/14/2024

Proposal

Bill from:

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

Bill to:

Ascend Real Estate
Cal Denison
311 Lake St, River Forest, IL, USA
cal@ascendregroup.com
12243305615

Item	Quantity	Price	Total
Pick debris in and out the property	1	$280	$280

Total $280

Signature

Date

Name

CP

#1103

Date issued: 03/27/2024

INVOICE

Bill from:

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

Bill to:

Ascend Real Estate
Cal Denison
7611 West Lake Street, Chicago, IL, USA
cdenison@aregllc.com
13122529271

Item	Quantity	Price	Total
Put gate back in place	1	$280	$280

Total $280

Signature

Date

Name

2150

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

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

4/8/2024

PAY TO THE ORDER OF Titan Monitoring $ **1,500.00

One Thousand Five Hundred and 00/100** DOLLARS

Security features. Details on back.

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

AUTHORIZED SIGNATURE

MEMO Invoice # 1667 - Mar 2024 Monitoring Services - 761

⑈002150⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

2150

Titan Monitoring 4/8/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/31/2024	Bill	1667	1,500.00	1,500.00		1,500.00
					Check Amount	1,500.00

Chase Bank - Lake & Invoice # 1667 - Mar 2024 Monitoring Services - 1,500.00

Ascend Real Estate Group

2150

Titan Monitoring 4/8/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/31/2024	Bill	1667	1,500.00	1,500.00		1,500.00
					Check Amount	1,500.00

Chase Bank - Lake & Invoice # 1667 - Mar 2024 Monitoring Services - 1,500.00

TITAN
PROTECTION

INVOICE

INVOICE NUMBER:	1667
Invoice Date	2024-03-31
DUE DATE:	2024-03-31
CUSTOMER ID:	1562

REMIT TO
Titan Monitoring
9350 Metcalf Ave
Suite 110
Overland Park, KS 66212
913-441-0911
accounting@titanmonitoring.com

BILL TO
Lake Lathrop Partners LLC
7611 Lake St
River Forest, IL 60305

Amount Enclosed: $_______________

AMOUNT DUE: $1,500.00

Period	Description	QTY	Unit Price	Total
03-01 - 03-31	Monitoring Services - Rental: Rental Unit Service Location: Lake Lathrop Partners LLC 7611 Lake St River Forest IL 60305	1	$1,500.00	$1,500.00

SUBTOTAL	Tax	Credit	Total
$1,500.00	$0.00	$0.00	$1,500.00

SUBTOTAL	$1,500.00
TAXES	$0.00
Total	**$1,500.00**

Please send remittance to:
Arvest Bank
Acct #36057263
Routing #082900872
accounting@titanmonitoring.com

2151

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

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

4/8/2024

PAY TO THE ORDER OF William J Kulanda, CPA, Consulting Inc $ **262.50

Two Hundred Sixty-Two and 50/100** DOLLARS

Security features. Details on back.

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

MEMO
March 2024 Accounting Services

AUTHORIZED SIGNATURE

⑈002151⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group 2151

William J Kulanda, CPA, Consulting Inc 4/8/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/31/2024	Bill	AREG24-03	262.50	262.50		262.50
					Check Amount	262.50

Chase Bank - Lake & March 2024 Accounting Services 262.50

Ascend Real Estate Group 2151

William J Kulanda, CPA, Consulting Inc 4/8/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
3/31/2024	Bill	AREG24-03	262.50	262.50		262.50
					Check Amount	262.50

Chase Bank - Lake & March 2024 Accounting Services 262.50

Invoice

William J. Kulanda, CPA - Consulting, Inc.

2420 N. Ashland Ave
Chicago, IL 60614

Date	Invoice #
3/31/2024	AREG24-03

Bill To
AREG Lake & Lathrop 954 W Washington Blvd STE 720 Chicago, IL 60607

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	AREG LAKE & LATHROP - MARCH 2024		
0.75	Hours of Acctg Consulting AREG on 3-4-2024 - emails from JoAnn regarding year end information, call from Walt sent GL activity for AREG for 2023, printed bank statements	105.00	78.75
0.25	Hours of Acctg Consulting AREG on 3-5-2024 - sent AREG holdings GL info to JoAnn and responded to e-mails	105.00	26.25
0.5	Hours of Acctg Consulting AREG on 3-6-2024 - e-mail from Cal, e-mail from Malita, re-ran reports for Cal, entered invoices and cut check	105.00	52.50
0.25	Hours of Acctg Consulting AREG on 3-11-2024 - e-mail from Bill W / follow up with JoAnn on status of 2023 tax returns and K-1's for AREG	105.00	26.25
0.25	Hours of Acctg Consulting AREG on 3-14-2024 - entered invoices and cut check	105.00	26.25
0.5	Hours of Acctg Consulting AREG on 3-18-2024 - e-mail to Malita for Feb 29, 2024 bank statement, reconciled Feb 2024 bank activity, scanned reconciliation, reviewed Feb G/L activity and ran Feb 2024 financial reports	105.00	52.50

Thank you for your business.	**Total**	$262.50

2153

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

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

5/2/2024

PAY TO THE ORDER OF William J Kulanda, CPA, Consulting Inc $ **131.25

One Hundred Thirty-One and 25/100** DOLLARS

Security features. Details on back.

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

MEMO April 2024 Accounting Services

AUTHORIZED SIGNATURE

⑈002153⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

2153

William J Kulanda, CPA, Consulting Inc 5/2/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/30/2024	Bill	AREG24-04	131.25	131.25		131.25
					Check Amount	131.25

Chase Bank - Lake & April 2024 Accounting Services 131.25

Ascend Real Estate Group

2153

William J Kulanda, CPA, Consulting Inc 5/2/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/30/2024	Bill	AREG24-04	131.25	131.25		131.25
					Check Amount	131.25

Chase Bank - Lake & April 2024 Accounting Services 131.25

Invoice

William J. Kulanda, CPA - Consulting, Inc.

2420 N. Ashland Ave
Chicago, IL 60614

Date	Invoice #
4/30/2024	AREG24-04

Bill To
AREG Lake & Lathrop 954 W Washington Blvd STE 720 Chicago, IL 60607

P.O. No.	Terms	Project
	Due on receipt	

Quantity	Description	Rate	Amount
	AREG LAKE & LATHROP - APRIL 2024		
0.25	Hours of Acctg Consulting AREG on 04-01-2024 - e-mail from Malita, entered invoices and cut check	105.00	26.25
0.5	Hours of Acctg Consulting AREG on 4-8-2024 - call & e-mail from Malita / entered invoices and cut checks	105.00	52.50
0.5	Hours of Acctg Consulting AREG on 4-22-2024 - e-mail to Malita for Mar 31, 2024 bank statement, reconciled Mar 2024 bank activity, scanned reconciliation, reviewed Mar G/L activity and ran Mar 2024 financial reports	105.00	52.50

Thank you for your business.

Total $131.25

2154

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

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

5/10/2024

PAY TO THE ORDER OF Titan Monitoring $ **1,500.00

One Thousand Five Hundred and 00/100** DOLLARS

Security features. Details on back.

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

AUTHORIZED SIGNATURE

MEMO Invoice # 2384 - Apr 2024 Monitoring Services - 761

⑈002154⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group 2154

Titan Monitoring 5/10/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/30/2024	Bill	2384	1,500.00	1,500.00		1,500.00
					Check Amount	1,500.00

Chase Bank - Lake & Invoice # 2384 - Apr 2024 Monitoring Services - 1,500.00

Ascend Real Estate Group 2154

Titan Monitoring 5/10/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
4/30/2024	Bill	2384	1,500.00	1,500.00		1,500.00
					Check Amount	1,500.00

Chase Bank - Lake & Invoice # 2384 - Apr 2024 Monitoring Services - 1,500.00

TITAN MONITORING

INVOICE

INVOICE NUMBER:	2384
Invoice Date	2024-04-30
DUE DATE:	2024-04-30
CUSTOMER ID:	1562

REMIT TO

Titan Monitoring
9350 Metcalf Ave
Suite 110
Overland Park, KS 66212
913-441-0911
accounting@titanmonitoring.com

BILL TO

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

Amount Enclosed: $____________

AMOUNT DUE: $1,500.00

Period	Description	QTY	Unit Price	Total
04-01 - 04-30	Monitoring Services - Rental: Rental Unit Service Location: Lake Lathrop Partners LLC 7611 Lake St River Forest IL 60305	1	$1,500.00	$1,500.00

SUBTOTAL	Tax	Credit	Total
$1,500.00	$0.00	$0.00	$1,500.00

SUBTOTAL	$1,500.00
TAXES	$0.00
Total	**$1,500.00**

GET REWARDED FOR REFERRALS! Earn a $750 service credit or $500 Visa gift card for your referrals. visit www.lpcsecurity.com/refer

Please send remittance to:
Arvest Bank
Acct #36057263
Routing #082900872
accounting@titanmonitoring.com

E 2024-05-07 / 1562

2156

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

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

5/16/2024

PAY TO THE ORDER OF JMS Commercial Cleaning & Handyman Serv $ **380.00

Three Hundred Eighty and 00/100** DOLLARS

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

Security features. Details on back.

MEMO Invoice # 1164

AUTHORIZED SIGNATURE

⑈002156⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

2156

JMS Commercial Cleaning & Handyman Serv 5/16/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/16/2024	Bill	1164	380.00	380.00		380.00
					Check Amount	380.00

Chase Bank - Lake & Invoice # 1164 380.00

Ascend Real Estate Group

2156

JMS Commercial Cleaning & Handyman Serv 5/16/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/16/2024	Bill	1164	380.00	380.00		380.00
					Check Amount	380.00

Chase Bank - Lake & Invoice # 1164 380.00

#1164

Date issued: 05/14/2024

INVOICE

Bill from:

JMS Commercial Cleaning Inc
5420 West Roosevelt Rd Chicago, IL 60644
jose@jms-facilities.com
7734137062

Bill to:

Ascend Real Estate
Cal Denison
7601 Lake Street, River Forest, IL, USA
cdenison@aregllc.com
12243305615

Item	Quantity	Price	Total
Remove weed, apply weed keeler	1	$380	$380

Total $380

2157

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

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

5/29/2024

PAY TO THE ORDER OF JMS Commercial Cleaning & Handyman Serv $ **250.00

Two Hundred Fifty and 00/100** DOLLARS

Security features. Details on back.

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

MEMO Invoice # 116

AUTHORIZED SIGNATURE

⑈002157⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group 2157

JMS Commercial Cleaning & Handyman Serv 5/29/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/29/2024	Bill	1169	250.00	250.00		250.00
					Check Amount	250.00

Chase Bank - Lake & Invoice # 116 250.00

Ascend Real Estate Group 2157

JMS Commercial Cleaning & Handyman Serv 5/29/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/29/2024	Bill	1169	250.00	250.00		250.00
					Check Amount	250.00

Chase Bank - Lake & Invoice # 116 250.00

#1169

Date issued: 05/29/2024

INVOICE

Bill from:

JMS Facilities Inc
5420 West Roosevelt Rd Chicago, IL 60644
jose@jms-facilities.com
7734137062

Bill to:

Ascend Real Estate
Cal Denison
7611 Lake Street, River Forest, IL, USA
cdenison@aregllc.com
12243305615

Item	Quantity	Price	Total
Tide up panels	1	$250	$250

Total $250

2158

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

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

5/29/2024

PAY TO THE ORDER OF SATC Law $**535.00

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

Security features. Details on back.

SATC Law
222 West Adams Street
Suite 3050
Chicago, IL 60606

MEMO 7301 W Lake

AUTHORIZED SIGNATURE

⑈002158⑈ ⑆071000013⑆ 910594886⑈

Ascend Real Estate Group

2158

SATC Law

5/29/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/15/2024	Bill	191757	535.00	535.00		535.00
					Check Amount	535.00

Chase Bank - Lake & 7301 W Lake 535.00

Ascend Real Estate Group

2158

SATC Law

5/29/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
5/15/2024	Bill	191757	535.00	535.00		535.00
					Check Amount	535.00

Chase Bank - Lake & 7301 W Lake 535.00

SATC | LAW

222 West Adams Street ▲ Suite 3050 ▲ Chicago, IL 60606
312.554.3100 | satclaw.com | satcsolutions.com

Statement for legal services
May 15, 2024

Ascend Real Estate Group LLC
Attn: Walter Rebenson
954 West Washington, Suite 720
Chicago, IL 60607

Invoice # 191757

In Reference To: 7301 Lake

For services rendered through 04/30/2024

			Hours	Amount
10/13/2023	AEG	Review Order appointing receiver; emails with client regarding engagement of SATC	0.50	175.00
1/5/2024	AEG	Review and analyze Purchase and Sale Contract; provide comments to same; emails regarding status of receivership	0.80	360.00
		For services rendered through 04/30/2024	1.30	$535.00
		Balance due		$535.00

If you would like to receive your invoice electronically please contact Sue Costello at (312)554-3122 or scostello@satclaw.com and provide your e-mail address.

Our firm now accepts credit cards. Please see our website at www.satclaw.com/payments

FEIN 36-3855567

PROPERTY EXPENSES

LAKE LATHROP PARTNERS LLC - CASE NO 2023 L 004422

ACTUAL EXPENSES 03/01/24 TO 05/31/24

	03/01/24 to 05/31/24
PROPERTY EXPENSES	
General cleanup-JMS Commercial	$ -
Dumpsters & General Cleanup- (Reimburse AREG)	$ -
Sidewalks--Village of River Forest Reimbursement	$ -
Fire Access/Sidewalk on Rear of Adjacent Properties (Per Robert Andreas contract)	$ -
Additional Cleanup-JMS Commercial	$ -
Reposition/Secure Fencing/Gates(per JMS Commercial proposal)	$ -
Ongoing Maintenance/Repairs - JMS Commercial	$ -
Security Camera Installation (Per Titan Security Agreement)	$ -
Fence Rental (Per Diverse Fence proposal)	$ 1,377.00
Legal- SATC	$ 535.00
SUBTOTAL	$ 1,912.00
ONGOING EXPENSES	
Insurance - Hanover Insurance - Builders Risk (Policy dropped)	
Security Cameras/Monitoring (Titan Agreement)	$ 4,500.00
Snow Removal/Winter Months	$ 40.00
Weed Control/Fence Maintenance	$ 1,470.00
SUBTOTAL	$ 6,010.00
OTHER EXPENSES	
Pioneer Environmental - Summary Report Update	$ -
Pioneer Environmental - Concrete Testing - past due (Paid directly by lender)	$ -
Milhouse Engineering --Potential fifth floor	$ -
Erickson Engineering (Drain design for fire egress sidewalk)	$ -
SUBTOTAL	$ -
REAL ESTATE TAXES	
Real Estate Taxes - 2021 - Paid	$ -
Real Estate Taxes - 2022 - Paid	$ -
Real Estate Taxes - 2023 - 1st Installment - Paid	$ -
Real Estate Taxes - 2023 - 2nd Installment	$ -
SUBTOTAL	$ -
SUBTOTAL PROPERTY LEVEL EXPENSES	$ 7,922.00
RECEIVER EXPENSES/HOURS	
Receiver - Estimated	$ 2,437.50
AREG Staff Hours / Fees - Estimated	$ 11,456.25
Reimbursements/Kulanda Accounting	$ 393.75
Receiver Start Up Fee	$ -
SUBTOTAL	$ 14,287.50
TOTAL PROJECTED BUDGET	$ 22,209.50

CUMULATIVE EXPENSES

DEFENDANT/OWNER BUILDERS RISK EXPIRED 3/15/24, FORCED PLACEMENT THRU LENDER, 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.

LENDER FUNDING REQUEST NO. 6

Ascend Real Estate Group

VIA EMAIL

June 7, 2024

Christopher Swieca
Senior Vice President
Beverly Bank & Trust
9700 W Higgins Rd., Suite 650
Rosemont, Il 60018

RE: Funding Request No. 6
Borrower: Lake Lathrop Partners LLC
Case No. 2023 L 4422
Address: 7601-7613 Lake Street, River Forest, IL 60305

Chris,

We have estimated additional funding needs of **$15,825.75** are necessary to satisfy outstanding invoices and recurring expenses thru 07/31/24.

To date, the lender has funded $154,947.06. Total paid Expenses thru 5/31/24 are $147,045.81, including real estate taxes. The remaining current Receiver account balance is $8,001.25. All major life safety and asset preservation projects required for this property have been completed. Ongoing projected property costs include fence maintenance, weed treatment, security costs and professional fees.

The previously submitted Updated Property Budget has been updated to reflect actual expenses thru 5/31/24. Per our previous conversation, we have determined that renewal of the Builders Risk policy (exp 3/15/24) is not available in the current marketplace. The Property Budget forecast has been modified to eliminate this expense.

Outstanding invoices include temporary fence rental and Receiver Fees (assumes Invoice #3 is approved by the Court).

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,

Walter A Rebenson

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 | Rounting # 071000013 | Account # 91059-4886

Funding Request No. 6
6/7/2024

#	Date	Vendor	Backup (Y/N)	Amount	Description
		Outstanding Invoices			
1		Receiver Fees - Rpt. No. 3	Y	$ 6,350.00	
2					
3					
4				$ -	
		Total Outstanding Invoices		**$ 6,350.00**	
		Projected/Budgeted Items next 90 days			
1		Titan Security Monitoring (May, June 2mo x $1,500)		$ 3,000.00	
2		Driven Fence (next 3 months))		$ 1,377.00	
3		Fees / Misc.		$ 3,100.00	
		TOTAL BUDGETED EXPENSES		**$ 7,477.00**	
		Cash Reconciliation			
		Current Balance		$ 8,001.25	As of 5/31/24
		Cash Reserves		$ (10,000.00)	
		Excess Cash Balances		$ (1,998.75)	Net Available for Outstanding Expenses
		Total Outstanding/Budgeted Expense		$ 13,827.00	
		Less Excess Cash Balance		$ 1,998.75	
		NET FUNDING REQUEST		**$ 15,825.75**	**Funding No. 6**
		LENDER FUNDINGS			
				$ 20,000.00	Funding No. 1
				$ 88,303.58	Funding No. 2
				$ 13,100.00	Funding No. 3
				$ 13,966.22	Funding No. 4
				$ 19,577.26	Funding No. 5
				$ 154,947.06	Total Lender Funding to Date

LAKE LATHROP PARTNERS LLC - CASE NO 2023 L 004422 UPDATED: 6/5/2024

ACTUAL EXPENSES 03/01/24 TO 05/31/24

	BEG. 9/12/23 SEPTEMBER	ACTUAL 09/12/23 thru 10/31/23 2023	ACTUAL 11/30/2023 2023	ACTUAL 12/31/2023 2023	ACTUAL 1/31/2024 2024	ACTUAL 2/29/2024 2024	ACTUAL 3/31/2024 2024	ACTUAL 4/30/2024 2024	ACTUAL 5/31/2024 2024
PROPERTY EXPENSES									
General cleanup-JMS Commercial	$ -	$ 3,660.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dumpsters & General Cleanup- (Reimburse A	-	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		-	-	-	-	-	-	-	-
Security Camera Installation (Per Titan Security Agreement)	-	-	1,896.00	-		-			
Fence Rental (Per Diverse Fence proposal)	-	-	1,377.00	-	-	-	1,377.00		
Legal- SATC	-	-	-	-	-	-	-	-	535.00
SUBTOTAL	$ -	$ 26,459.84	$ 13,163.00	$ -	$ 1,000.00	$ -	$ 1,377.00	$ -	$ 535.00
ONGOING EXPENSES									
Insurance - Hanover Insurance - Builders Risk	$ -	$ -	-	-	-	-	-	-	-
Security Cameras/Monitoring (Titan Agreem	-	-	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	40.00	-	-
Weed Control/Fence Maintenance	-	-	-	-	-	-	-	-	1,470.00
SUBTOTAL	$ -	$ -	$ 2,175.00	$ 40.00	$ 2,490.00	$ 1,540.00	$ 1,540.00	$ 1,500.00	$ 2,970.00
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 - P.	-	-	-	-	-	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	$ 2,917.00	$ 1,500.00	$ 3,505.00
RECEIVER EXPENSES/HOURS									
Receiver - Estimated	$ -	$ -	-	4,075.00	-	-	2,437.50	-	-
AREG Staff Hours / Fees - Estimated		$ -	-	16,793.75	-	-	11,456.25	-	-
Reimbursements/Kulanda Accounting	$ -	-	451.25	-	-	-	-	262.50	131.25
Receiver Start Up Fee	-	2,000.00	-	-	-	-	-	-	-
SUBTOTAL	$ -	$ 2,000.00	$ 451.25	$ 20,868.75	$ -	$ -	$ 13,893.75	$ 262.50	$ 131.25
TOTAL PROJECTED BUDGET	$ -	$ 66,408.34	$ 15,789.25	$ 21,498.75	$ 3,490.00	$ 17,649.97	$ 16,810.75	$ 1,762.50	$ 3,636.25
CUMULATIVE EXPENSES		$ 66,408.34	$ 82,197.59	$ 103,696.34	$ 107,186.34	$ 124,836.31	$ 141,647.06	$ 143,409.56	$ 147,045.81

DEFENDANT/OWNER BUILDERS RISK EXPIRED 3/15/24, FORCED PLACEMENT THRU LENDER, 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.

LAKE LATHROP PARTNERS LLC - CASE NO 202

ACTUAL EXPENSES 03/01/24 TO 05/31/24

	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	
	6/30/2024	7/31/2024	8/31/2024	9/30/2024	10/31/2024	11/30/2024	12/31/2024	
	2024	2024	2024	2024	2024	2024	2024	TOTAL
PROPERTY EXPENSES								
General cleanup-JMS Commercial	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,660.00
Dumpsters & General Cleanup- (Reimburse /	-	-	-	-	-	-	-	$ 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	-	-	-	-	-	-	-	$ -
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
Legal- SATC	-	-	-	-	-	-	-	$ 535.00
SUBTOTAL	$ 1,377.00	$ -	$ -	$ 1,377.00	$ -	$ -	$ -	$ 45,288.84
ONGOING EXPENSES								
Insurance - Hanover Insurance - Builders Risl								$ -
Security Cameras/Monitoring (Titan Agreem	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	$ 2,110.00
Weed Control/Fence Maintenance	-	-	-	-	-	-	-	$ 1,470.00
SUBTOTAL	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 23,755.00
OTHER EXPENSES								
Pioneer Environmental - Summary Report Up								$ 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 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 - P.								$ 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	$ 2,877.00	$ 1,500.00	$ 1,500.00	$ 14,877.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 135,692.31
RECEIVER EXPENSES/HOURS								
Receiver - Estimated	893.75	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	$ 14,606.25
AREG Staff Hours / Fees - Estimated	5,456.25	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	$ 44,506.25
Reimbursements/Kulanda Accounting	-	100.00	100.00	100.00	100.00	100.00	100.00	$ 1,445.00
Receiver Start Up Fee	-	-	-	-	-	-	-	$ 2,000.00
SUBTOTAL	$ 6,350.00	$ 3,100.00	$ 3,100.00	$ 3,100.00	$ 3,100.00	$ 3,100.00	$ 3,100.00	$ 62,557.50
TOTAL PROJECTED BUDGET	$ 9,227.00	$ 4,600.00	$ 4,600.00	$ 17,977.00	$ 4,600.00	$ 5,100.00	$ 5,100.00	$ 198,249.81
CUMULATIVE EXPENSES	$ 156,272.81	$ 160,872.81	$ 165,472.81	$ 183,449.81	$ 188,049.81	$ 193,149.81	$ 198,249.81	

DEFENDANT/OWNER BUILDERS RISK EXPIRED 3/15/24, FORCED PLACEMENT THRU LENDER, 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.

EXHIBIT B

1. RECEIVER BILL NO. 3 - (Period of 3/1/24 to 5/31/24)
2. RECEIVER TIMESHEET - (hours and description of work performed)
3. RECEIVER TASK LIST

Ascend Real Estate Group

June 6, 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. 3
PERIOD 03/01/24 THROUGH 06/05/24

Category	Rate	Hours	Total Cost
Receiver Work	$325	2.75	$ 893.75
Project Management	$125	0	$ -
Property Management	$125	32.25	$ 4,031.25
Accounting	$125	0	$ -
Administrative	$75	5	$ 375.00
Travel	$75	14	$ 1,050.00
TOTAL RECEIVER INVOICE NO. 3		**54**	**$ 6,350.00**

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

FILED DATE: 6/7/2024 11:51 AM 2023L004422

Lake Lathrop
Case 2023 L 4422
Receiver's Time Sheet (03/01/24 - 05/31/24)
Receiver Bill No. 3

	Date	Staff Member	Position	Bill Rate	Billable Hours	Billable Cost	Description of Work
AREG							
	3/18/24	Walt Rebenson	Receiver Work	$325	0.75	$243.75	Court hearing on Defendants motion for reconsideration dealing with marketing the property for sale.
	3/19/24	Walt Rebenson	Receiver Work	$325	1.00	$325.00	wite emails and calls to JLL and potential buyer on Court ruling instructing Receiver to cease marketing the property for sale. Also email to Village of River Forest.
	6/5/24	Walt Rebenson	Receiver Work	$325	1.00	$325.00	Review draft of Receiver Report # 3.
						$0.00	
				Sub-Total RECEIVER	2.75	$893.75	
	3/1/24	Cal Denison	Project Management	$125	0.50	$62.50	Weekly site inspection
	3/1/24	Cal Denison	Travel	$75	1.00	$75.00	Travel to and from site
	3/4/24	Cal Denison	Project Management	$125	0.50	$62.50	Respond to Village and Vendor emails re wind damage to fence.
	3/5/24	Cal Denison	Project Management	$125	0.50	$62.50	Weekly site inspection--review conditions via phone with vendor
	3/5/24	Cal Denison	Travel	$75	1.00	$75.00	Travel to and from site
	3/7/24	Cal Denison	Project Management	$125	4.00	$500.00	Review Feb financial stateements, pay bills, prepare and submit Lender Funding Request No. 5
	3/11/24	Cal Denison	Project Management	$125	1	$125.00	Pay bills, review emails
	3/13/24	Cal Denison	Project Management	$125	0.25	$31.25	Email with plaintiff counsel
	3/14/24	Cal Denison	Project Management	$125	0.5	$62.50	Communicate with village / fence contractor
	3/14/24	Cal Denison	Project Management	$125	0.5	$62.50	Marketing call / review correspondence
	3/15/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly site inspection
	3/15/24	Cal Denison	Travel	$75	1	$75.00	Travel to and from site
	3/18/24	Cal Denison	Project Management	$125	1.5	$187.50	Attend court hearing via zoom / call with Michigan Dev.
	3/19/24	Cal Denison	Project Management	$125	0.5	$62.50	Email with JLL
	3/20/24	Cal Denison	Project Management	$125	0.5	$62.50	Email with plaintiff counsel/JLL
	3/22/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly site inspection
	3/22/24	Cal Denison	Travel	$75	1	$75.00	Travel to and from site
	3/25/24	Cal Denison	Project Management	$125	0.5	$62.50	Email with JLL
	3/26/24	Cal Denison	Project Management	$125	0.5	$62.50	Communicate with village / JMS
	3/27/24	Cal Denison	Project Management	$125	1	$125.00	Attend court hearing via zoom
	3/29/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly site inspection
	3/29/24	Cal Denison	Travel	$75	1	$75.00	Travel to and from site
	3/29/24	Malita Stone	Administrative	$75	1	$75.00	Process invoices, maintain records
	4/5/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly inspection
	4/5/24	Cal Denison	Travel	$75	1	$75.00	Travel to site
	4/6/24	Cal Denison	Project Management	$125	1.00	$125.00	Review court filings
	4/12/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly inspection
	4/12/24	Cal Denison	Travel	$75	1	$75.00	Travel to site
	4/19/24	Cal Denison	Travel	$75	1	$75.00	Travel to site
	4/19/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly inspection
	4/20/24	Cal Denison	Project Management	$125	1.00	$125.00	Review email traffic and lienholder filings
	4/26/24	Cal Denison	Travel	$75	1	$75.00	Travel to site
	4/26/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly inspection
	4/26/24	Malita Stone	Administrative	$75	1	$75.00	Process invoices, maintain records
	5/3/24	Cal Denison	Travel	$75	1	$75.00	Travel to site
	5/3/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly inspection
	5/10/24	Cal Denison	Travel	$75	1	$75.00	Travel to site
	5/10/24	Cal Denison	Project Management	$125	1.5	$187.50	Weekly inspection
	5/17/24	Cal Denison	Travel	$75	1	$75.00	Travel to site
	5/17/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly inspection
	5/24/24	Cal Denison	Travel	$75	1	$75.00	Travel to site
	5/24/24	Cal Denison	Project Management	$125	1.5	$187.50	Review email traffic, weekly site visit
	5/28/24	Cal Denison	Project Management	$125	1	$125.00	Correspond with Village re site conditions, arrange weed treatment and fence panel tie down.
	5/31/20	Cal Denison	Project Management	$125	5	$625.00	Pay bills, write Report #3
	5/31/24	Cal Denison	Project Management	$125	0.5	$62.50	Weekly site inspection
	5/31/24	Cal Denison	Travel	$75	1	$75.00	Travel to and from site
	6/5/24	Cal Denison	Project Management	$125	4	$500.00	Finalize Report #3, Prepare Lender Funding #6
	6/6/24	Malita Stone	Administrative	$75	3.00	$225.00	Process invoices, maintain records, assist in report preparation
				Sub-Total STAFF	51.25	$5,456.25	

GRAND TOTAL $6,350.00 RECEIVER BILL NO. 3

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

Updated: 05/31/24

TASKS	ASSIGNED	DATE	COMMENTS
MANAGEMENT			
Generate and collect documents	WR/CD	On-going	Sent follow up email and document requestletter 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	Included and updated in each Receiver Report. Last updated on 05/31/24.
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 exchang with Mark McKinney re Reciever's role and onsite actvities 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	
Set up Dropbox link and distribute	MS	Done	Sent to borrower and village
Get Copy of Title	WR/CD	Done	Received 9/12/23. Printed hard copies of environmental filings, easements and mortgage.
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
Report #3- Due Date	CD/WR	06/10/24	Report on activity from 9/12/23 thru 05/31/24
Report 3- Hearing Date	CD/WR	6027/24	Hearing on Report #3 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
Lender Funding #5	CD/WR	Done	Received funds 03/21/24

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

Updated: 05/31/24

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
Borrower Attorney	WR/CD		Richard A. Saldinger Robert D. Carroll Landsman Saldinger Carroll, PLLC 161 N. Clark St., Ste., 1600 Chicago, IL 60601 (312) 291-4650 (p) (872) 757-1661 (f) Firm No. 99772 saldinger@lsclegal.com carroll@lsclegal.com
INSURANCE			
Review GL Insurance	CD/WR	Done	Expires 02/23/25
Review Builders Risk	CD/WR	Done	Expired 03/15/24 -- No market for partially constructed site. Lender funded coverage in Forced Place program.
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@cookcountyil.gov Phone: 312-603-5918
Clerk	CD	Done	Patricia Wisniewski patricia.wisniewski@cookcountyil.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 11/6. 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 resonded 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: 05/31/24

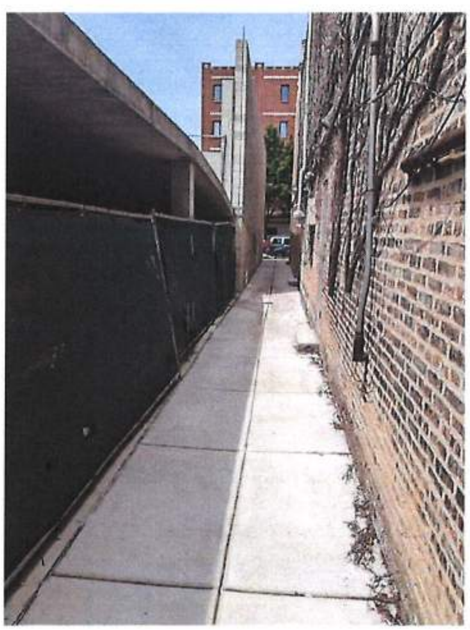
TASKS	ASSIGNED	DATE	COMMENTS
Solicit brokerage proposal-JLL	WR/CD	02/16/24	Selected JLL as broker. Signed listing agreement 10/30/23. Began marketing on 11/10/23. Active tours until 1/10/24 when a call for offers date of 1/30/24. Five offers were received. Best two were asked to present highest and best offer which were received on 2/16/24. Best offer and recommendation to proceeds will be presented to court via Receiver Report 2. Per court order, marketing efforts ceased on 3/18/24.
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 . Per court order, marketing efforts ceased on 3/18/24.
General Contractor			
Alpha Construction			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 Ahring 847-970-1854 bahring@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
Ordower	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@platstl.com
D&P Construction	4/4/2023	$ 1,835.00	3800 West Lake Street Melrose Park, IL 60160 Phone: 708.338.3534 sherric@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

PROPERTY PHOTOS

Property Photos as of 6/3/24



Property Photos as of 6/3/24

EXHIBIT D

UPDATED PROPERTY BUDGET THRU 12/31/24

LAKE LATHROP PARTNERS LLC - CASE NO 2023 L 004422 UPDATED: 6/5/2024

ACTUAL EXPENSES 03/01/24 TO 05/31/24

	BEG. 9/12/23 SEPTEMBER	ACTUAL 09/12/23 thru 10/31/23 2023	ACTUAL 11/30/2023 2023	ACTUAL 12/31/2023 2023	ACTUAL 1/31/2024 2024	ACTUAL 2/29/2024 2024	ACTUAL 3/31/2024 2024	ACTUAL 4/30/2024 2024	ACTUAL 5/31/2024 2024
PROPERTY EXPENSES									
General cleanup-JMS Commercial	$ -	$ 3,660.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dumpsters & General Cleanup- (Reimburse A	-	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		-	-	-	-	-	-	-	-
Security Camera Installation (Per Titan Security Agreement)	-	-	1,896.00	-		-			
Fence Rental (Per Diverse Fence proposal)	-	-	1,377.00	-	-	-	1,377.00		
Legal- SATC	-	-	-	-	-	-	-	-	535.00
SUBTOTAL	$ -	$ 26,459.84	$ 13,163.00	$ -	$ 1,000.00	$ -	$ 1,377.00	$ -	$ 535.00
ONGOING EXPENSES									
Insurance - Hanover Insurance - Builders Risk	$ -	$ -	-	-	-	-	-	-	-
Security Cameras/Monitoring (Titan Agreem	-	-	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	40.00	-	-
Weed Control/Fence Maintenance	-	-	-	-	-	-	-	-	1,470.00
SUBTOTAL	$ -	$ -	$ 2,175.00	$ 40.00	$ 2,490.00	$ 1,540.00	$ 1,540.00	$ 1,500.00	$ 2,970.00
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 - P.	-	-	-	-	-	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	$ 2,917.00	$ 1,500.00	$ 3,505.00
RECEIVER EXPENSES/HOURS									
Receiver - Estimated	$ -	$ -	-	4,075.00	-	-	2,437.50	-	-
AREG Staff Hours / Fees - Estimated		$ -	-	16,793.75	-	-	11,456.25	-	-
Reimbursements/Kulanda Accounting	$ -	-	451.25	-	-	-	-	262.50	131.25
Receiver Start Up Fee	-	2,000.00	-	-	-	-	-	-	-
SUBTOTAL	$ -	$ 2,000.00	$ 451.25	$ 20,868.75	$ -	$ -	$ 13,893.75	$ 262.50	$ 131.25
TOTAL PROJECTED BUDGET	$ -	$ 66,408.34	$ 15,789.25	$ 21,498.75	$ 3,490.00	$ 17,649.97	$ 16,810.75	$ 1,762.50	$ 3,636.25
CUMULATIVE EXPENSES		$ 66,408.34	$ 82,197.59	$ 103,696.34	$ 107,186.34	$ 124,836.31	$ 141,647.06	$ 143,409.56	$ 147,045.81

DEFENDANT/OWNER BUILDERS RISK EXPIRED 3/15/24, FORCED PLACEMENT THRU LENDER, 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.

LAKE LATHROP PARTNERS LLC - CASE NO 202

ACTUAL EXPENSES 03/01/24 TO 05/31/24

	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	
	6/30/2024	7/31/2024	8/31/2024	9/30/2024	10/31/2024	11/30/2024	12/31/2024	
	2024	2024	2024	2024	2024	2024	2024	TOTAL
PROPERTY EXPENSES								
General cleanup-JMS Commercial	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,660.00
Dumpsters & General Cleanup- (Reimburse /	-	-	-	-	-	-	-	$ 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	-	-	-	-	-	-	-	$ -
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
Legal- SATC	-	-	-	-	-	-	-	$ 535.00
SUBTOTAL	$ 1,377.00	$ -	$ -	$ 1,377.00	$ -	$ -	$ -	$ 45,288.84
ONGOING EXPENSES								
Insurance - Hanover Insurance - Builders Risk								$ -
Security Cameras/Monitoring (Titan Agreem	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	$ 2,110.00
Weed Control/Fence Maintenance	-	-	-	-	-	-	-	$ 1,470.00
SUBTOTAL	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 23,755.00
OTHER EXPENSES								
Pioneer Environmental - Summary Report Up								$ 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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 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 - P.								$ 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	$ 2,877.00	$ 1,500.00	$ 1,500.00	$ 14,877.00	$ 1,500.00	$ 2,000.00	$ 2,000.00	$ 135,692.31
RECEIVER EXPENSES/HOURS								
Receiver - Estimated	893.75	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	$ 14,606.25
AREG Staff Hours / Fees - Estimated	5,456.25	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	1,800.00	$ 44,506.25
Reimbursements/Kulanda Accounting	-	100.00	100.00	100.00	100.00	100.00	100.00	$ 1,445.00
Receiver Start Up Fee	-	-	-	-	-	-	-	$ 2,000.00
SUBTOTAL	$ 6,350.00	$ 3,100.00	$ 3,100.00	$ 3,100.00	$ 3,100.00	$ 3,100.00	$ 3,100.00	$ 62,557.50
TOTAL PROJECTED BUDGET	$ 9,227.00	$ 4,600.00	$ 4,600.00	$ 17,977.00	$ 4,600.00	$ 5,100.00	$ 5,100.00	$ 198,249.81
CUMULATIVE EXPENSES	$ 156,272.81	$ 160,872.81	$ 165,472.81	$ 183,449.81	$ 188,049.81	$ 193,149.81	$ 198,249.81	

DEFENDANT/OWNER BUILDERS RISK EXPIRED 3/15/24, FORCED PLACEMENT THRU LENDER, 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.