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2000-11-20 16:09:31
Cook County Recorder 16.50



00914673

RELEASE OF MECHANIC'S LIEN CLAIM

STATE OF ILLINOIS) ss:
COUNTY OF C O O K)

Pursuant to and in compliance with the ILLINOIS Statute relating to Mechanic's Liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, Coleman Roofing, Inc., does hereby acknowledge satisfaction or release of the Mechanic's Lien Claim against City Services, Inc. and Teng/Simon Joint Venture, for Ninety Nine Thousand, Three Hundred Ninety Five and 00/100 (\$99,395.00) dollars, on the following described property to wit:

See attached legal description in Cook County, IL

Commonly known as -, 7600 W. Roosevelt Rd., Forest Park, IL 60130

which claim for lien was filed in the office of the Cook County Recorder of Deeds on Oct. 21, 1999 as Doc. No. 99992393.

IN WITNESS WHEREOF, the undersigned has signed this instrument this 20th day of November, 2000.

Coleman Roofing, Inc.

BY: _____

ALLAN R. POPPER
Attorney and agent for
Coleman Roofing, Inc.

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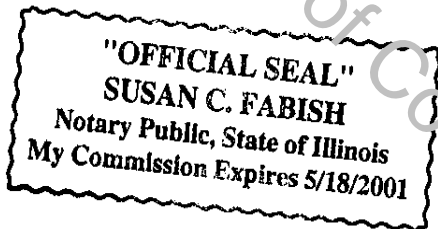
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G-55670-99-1

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, SUSAN C. FABISH, in and for the County in the State aforesaid, do hereby certify that ALLAN R. POPPER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 20th day of November, 2000.



Susan C Fabish

SUSAN C. FABISH
Notary Public

This instrument was prepared by:
ALLAN R. POPPER
POPPER & WISNIEWSKI
120 W. Madison
Suite 300
Chicago, Illinois 60602

Mail released document:
ALLAN R. POPPER
POPPER & WISNIEWSKI
120 W. Madison
Suite 300
Chicago, Illinois 60602

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

That part of the North 1/2 of Section 24, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at a point on the corner formed by the intersection of the Southerly right-of-way line of Roosevelt Road and the Easterly right-of-way line of Des Plaines Avenue; thence (North 89 Degrees 56 Minutes 50 Seconds East) along said Southerly right-of-way line of Roosevelt Road for a distance of 2,077.25 feet; thence South 00 Degrees 07 Minutes 01 Seconds East along a line for a distance of 287.96 feet; thence South 84 Degrees 18 Minutes 45 Seconds West along a line for a distance of 11.33 feet; thence South 00 Degrees 00 Minutes 09 Seconds West along a line for a distance of 320.99 feet; thence South 43 Degrees 32 Minutes 52 Seconds West along a line for a distance of 134.98 feet; thence North 00 Degrees 01 Minutes 47 Seconds West along a line for a distance of 134.98 feet; thence North 89 Degrees 58 Minutes 13 Seconds East along a line for a distance of 3.00 feet; thence North 00 Degrees 01 Minutes 21 Seconds West along a line for a distance of 300.03 feet; thence North 45 Degrees 01 Minutes 21 Seconds West along a line which passes through the centers of columns for a distance of 175.17 feet; thence South 89 Degrees 58 Minutes 13 Seconds West along a line which passes through the centers of columns for a distance of 400.22 feet; thence South 44 Degrees 57 Minutes 47 Seconds West along a line which passes through the centers of columns for a distance of 175.17 feet; thence South 00 Degrees 01 Minutes 47 Seconds East along a line for a distance of 300.03 feet; thence North 89 Degrees 58 Minutes 13 Seconds East along a line for a distance of 404.20 feet; thence South 00 Degrees 01 Minutes 47 Seconds East along a line for a distance of 250.96 feet; thence North 89 Degrees 08 Minutes 05 Seconds West along a line for a distance of 184.12 feet; thence North 67 Degrees 09 Minutes 54 Seconds West along a line for a distance of 112.25 feet; thence South 88 Degrees 29 Minutes 59 Seconds West along a line for a distance of 192.67 feet; thence North 52 Degrees 54 Minutes 11 Seconds West along a line for a distance of 53.63 feet; thence North 30 Degrees 46 Minutes 58 Seconds West along a line for a distance of 585.60 feet; thence North 01 Degrees 26 Minutes 30 Seconds West along a line for a distance of 192.44 feet; thence North 89 Degrees 59 Minutes 16 Seconds West along a line for a distance of 555.82 feet; thence North 84 Degrees 35 Minutes 07 Seconds West along a line for a distance of 31.17 feet to said Easterly right-of-way line of Des Plaines Avenue; thence (North 07 Degrees 48 Minutes 00 Seconds East) along said Easterly right-of-way line of Des Plaines Avenue for a distance of 325.24 feet to said point of beginning.

excepting therefrom that part condemned in Circuit Court of Cook County, Illinois Case No. 84 L 51858, described as follows:

Beginning at a point on the corner formed by the intersection of the Southerly right-of-way line of Roosevelt Road and the Easterly right-of-way line of Des Plaines Avenue; thence on an assumed bearing of South 89 Degrees 48 Minutes 15 Seconds East 40.65 feet along said existing Southerly right-of-way line of Roosevelt Road to a point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence South 00 Degrees 11 Minutes 45 Seconds West 5.78 feet to a point on a 40.00 foot radius curve, the center of circle of said curve bears South 05 Degrees 37 Minutes 13 Seconds West from said point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence Southwesterly along said curve 61.15 feet, central angle 87 Degrees 35 Minutes 36 Seconds to a point on a 2348.08 foot radius curve, the center of circle of said curve bears North 84 Degrees 05 Minutes 11 Seconds West from said point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence Southwesterly along said curve 140.37 feet, central angle 03 Degrees 25 Minutes 41 Seconds to a point, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence South 10 Degrees 07 Minutes 48 Seconds West 102.63 feet to a point in the existing Easterly right-of-way line of Des Plaines Avenue, said point being monumented by an Illinois Department of Transportation, Division of Highways survey marker; thence North 08 Degrees 02 Minutes 15 Seconds East 283.04 feet along the existing Easterly right-of-way line of Des Plaines Avenue to the point of beginning.

EXHIBIT A - LEGAL DESCRIPTION CONTINUED

PARCEL 2:

Vende's interest under Real Estate Contract dated February 6, 1980 made by and between United States Postal Service (Seller) and First American Realty Company (Buyer), said contract recorded March 25, 1982 as Document No. 26,183,321, to purchase the land described in said Contract as Parcel 2 therein and as follows:

That part of the North half of Section 24, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at a point on the corner formed by the intersection of the Southerly right-of-way line of Roosevelt Road and the Easterly right-of-way line of Des Plaines Avenue; thence (North 89 Degrees 56 Minutes 50 Seconds East) along said Southerly right-of-way line of Roosevelt Road for a distance of 2,077.25 feet; thence South 00 Degrees 00 Minutes 01 Seconds East along a line for a distance of 287.98 feet; thence South 84 Degrees 18 Minutes 45 Seconds West along a line for a distance of 11.33 feet; thence South 00 Degrees 04 Minutes 09 Seconds West along a line for a distance of 320.99 feet; thence South 43 Degrees 32 Minutes 52 Seconds West along a line for a distance of 663.63 feet to the point of beginning; thence continuing South 43 Degrees 32 Minutes 52 Seconds West along the last described line for a distance of 162.84 feet; thence North 89 Degrees 08 Minutes 05 Seconds West along a line for a distance of 127.76 feet; thence North 00 Degrees 01 Minutes 47 Seconds West along a line for a distance of 250.96 feet; thence South 89 Degrees 58 Minutes 13 Seconds West along a line for a distance of 404.20 feet; thence North 00 Degrees 01 Minutes 47 Seconds West along a line for a distance of 300.03 feet; thence North 44 Degrees 57 Minutes 47 Seconds East along a line which passes through the centers of columns for a distance of 175.17 feet; thence North 59 Degrees 58 Minutes 13 Seconds East along a line which passes through the centers of columns for a distance of 400.22 feet; thence South 45 Degrees 0 Minutes 21 Seconds East along a line which passes through the centers of columns for a distance of 115.17 feet; thence South 00 Degrees 01 Minutes 47 Seconds East along a line for a distance of 300.03 feet; thence South 89 Degrees 58 Minutes 13 Seconds West along a line for a distance of 3.00 feet; thence South 00 Degrees 01 Minutes 47 Seconds East along a line for a distance of 134.98 feet to said point of beginning.

PARCEL 3:

Non-exclusive easement for the benefit of Parcels 1 and 2 for the purposes of ingress and egress to and from Roosevelt Road and Des Plaines Avenue as created by the grant of easement dated April 8, 1980 and recorded February 8, 1982 as Document No. 26,137,337 made by and between the United States Postal Service and First American Realty Co. over Parcel 2 as described in said Agreement. Said easement area is described as follows:

That part of the North 1/2 of Section 24, aforesaid, described as follows:

Beginning on the Easterly line of Des Plaines Avenue, 384.04 feet Southerly from the intersection of said Easterly line of Des Plaines Avenue and the South line of Roosevelt Road; thence North 89 Degrees 59 Minutes 16 Seconds East, 584.33 feet; thence South 0 Degrees 18 Minutes 08 Seconds East, 287.55 feet; thence South 30 Degrees 47 Minutes 04 Seconds East, 642.68 feet; thence North 89 Degrees 46 Minutes 23 Seconds East, 624.85 feet; thence North 43 Degrees 32 Minutes 52 Seconds East, 850.03 feet; thence North 0 Degrees 17 Minutes 42 Seconds East, 603.36 feet to the South line of said Roosevelt Road to a point 2076.04 feet East of said intersection of South line of Roosevelt Road and Easterly line of Des Plaines Avenue; thence North 89 Degrees 58 Minutes 50 Seconds East along the South line of Roosevelt Road, 148.00 feet; thence South 0 Degrees 17 Minutes 42 Seconds West, 621.88 feet; thence South 43 Degrees 32 Minutes 52 Seconds West, 887.90 feet; thence South 89 Degrees 48 Minutes 23 Seconds West, 670.52 feet; thence North 30 Degrees 47 Minutes 04 Seconds West, 681.46 feet; thence North 0 Degrees 18 Minutes 08 Seconds West, 254.07 feet; thence North 89 Degrees 59 Minutes 16 Seconds West, 544.87 feet to the Easterly line of Des Plaines Avenue; thence North 7 Degrees 48 Minutes 00 Seconds East, along Easterly line of Des Plaines Avenue, 46.44 feet to the point of beginning, excepting therefrom that part falling in Parcel 1 of the land.

26,137,337

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 4:

Exclusive easements for the benefit of Parcels 1 and 2 for the purposes of ingress and egress, including the parking of vehicles, as created by the grant of easement dated April 8, 1980 and recorded February 8, 1982 as Document No. 25,137,337 made by and between the United States Postal Service and First American Realty Co. over Parcels 3 and 4 as described in said Agreement. Said easement areas are described as follows:

(EASEMENT AGREEMENT PARCEL 3):

That part of the North 1/2 of Section 24, aforesaid, described as follows:

Beginning on the Easterly line of Des Plaines Avenue 384.04 feet Southerly from the intersection of said Easterly line of Des Plaines Avenue and South line of Roosevelt Road; thence North 89 Degrees 59 Minutes 16 Seconds East, 584.33 feet; thence South 0 Degrees 18 Minutes 06 Seconds East, 287.55 feet; thence South 30 Degrees 47 Minutes 04 Seconds East, 642.68 feet; thence North 89 Degrees 46 Minutes 23 Seconds East, 624.65 feet; thence North 43 Degrees 32 Minutes 52 Seconds East, 14.90 feet; thence North 89 Degrees 08 Minutes 05 Seconds West, 311.88 feet; thence North 87 Degrees 09 Minutes 54 Seconds West, 112.25 feet; thence South 88 Degrees 29 Minutes 59 Seconds West, 192.67 feet; thence North 52 Degrees 54 Minutes 11 Seconds West, 83.63 feet; thence North 30 Degrees 46 Minutes 58 Seconds West, 585.60 feet; thence North 01 Degrees 26 Minutes 30 Seconds West, 292.44 feet; thence North 89 Degrees 59 Minutes 16 Seconds West, 555.82 feet; thence North 64 Degrees 35 Minutes 07 Seconds West, 31.17 feet to the Easterly line of Des Plaines Avenue; thence South 7 Degrees 48 Minutes 00 Seconds West, along the Easterly line of Des Plaines Avenue, 68.80 feet, to the point of beginning.

(EASEMENT AGREEMENT PARCEL 4):

That part of the North 1/2 of Section 24, aforesaid, described as follows:

Commencing at the intersection of south line of Roosevelt Road and Easterly line of Des Plaines Avenue; thence North 89 Degrees 59 Minutes 50 Seconds East, 3,076.04 feet; thence South 0 Degrees 17 Minutes 42 Seconds West, 287.96 feet to the point of beginning; thence South 84 Degrees 18 Minutes 45 Seconds West, 9.00 feet; thence South 0 Degrees 00 Minutes 09 Seconds West, 320.99 feet; thence North 43 Degrees 32 Minutes 52 Seconds East, 9.26 feet; thence North 0 Degrees 17 Minutes 42 Seconds East, 315.40 feet to the point of beginning.

Permanent Tax Numbers: 15-24-101-011
15-24-101-014
14-24-200-005
14-24-200-006
(Affect Parcel 1)
15-24-101-012
15-24-200-007
(Affect Parcel 2)

Volume: 171

Property Address: 7600 West Roosevelt Road
Forest Park, Illinois