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2001-05-03 11:21:30

Cook County Recorder

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PARTIAL SATISFACTION OR RELEASE OF CONDOMINIUM LIEN

STATE OF ILLINOIS) COUNTY OF COOK)

Pursi and to and in compliance with the Illinois statute relating to condominium liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, authorized agent of the Board of Directors of Frandon Shores Condominium Association does hereby acknowledge partial satisfaction and release of the claim for lien against Emmalex, LLC. to the extent, and only to the extent of \$15,000.00 tendered through rirst American Title Company., on the following property described as follows:

Legal Description: Units 5D 6D, 8B, 8D, 12B, 12D, 13B, 14B, 15B, 15C, and 15D in the Brandon Shores Condominium, as delineated on the plat of Survey of the following described parcel of real estate, Lots 5 and 6 in Block 11 in Cochran's Second Addition to Edgewater, a Subdivision of the East fractional half of Section 5, Township 40 North, Fange 14 East of the Third Principal Meridian, (except the West 1320 feet of the South 1913 feet thereof), which survey is attached as Exhibit "A" t the Declaration of Condominium recorded as Document Number 97074410, 'ogether with an undivided percentage interest in the common elements, in Cook County, Illinois,

which claim for lien was filed in the office of the Recorder of Decas of Cook County, Illinois on July 24, 1998, as document No. 98650020.

> Permanent Real Estate Index Number: 14-05-209-018-0000 Address of property: 6150 North Kenmore, Units 5D, 6D, 8B, 85, 12B, 12D, 13B, 14B, 15B, 15C and 15D, Chicago, Illinois

IN WITNESS WHEREOF, the undersigned has signed this instrument as authorized agent this 25th day of July, 2000.

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Board of Directors of the Brancon Shores Condominium Association

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Property or Cook County Clerk's Office

STATE OF ILLINOIS)
COUNTY OF C O O K)

I, Danita L.Blankenship, a notary public in and for the county in the state aforesaid, do hereby certify that Patricia A. O'Connor 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 she signed and delivered the said instrument as she free and voluntary act, as attorney for the Association, for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of July, 2000.

"OFFICIAL SEAL"

DANITA L. BLANKENSHIP

Notary Public, State of Humois

My Commission Expires 07/19/11

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAP OF TITLES IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.

This instrument was prepared by:

Patricia A. O'Connor Levenseld, Pearlstein, Glassberg, Tuchson, Bright, Goldstein & Schwartz,

33 West Marane Street 21st Floor

Chicago, Illinois 60602

LLC

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Property of Cook County Clerk's Office

Feb-24-00 01:53P Steve Glickman

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0010369426 Page 3 of

RELEASE OF \$15,000.00 FROM ESCROW

Emmalex, L.L.C., an Illinois Limited Liability Company, hereby agrees to release its rights in and to \$15,000.00 only of certain money held in escrow at and by the First American Title Insurance Company, Escrow No. C128357SJO (the "escrow money"), provided, however, that as conditions of said release of rights: (1) all of the released funds are to be used strictly for the benefit of the Brandon Shores Condominium Association (the "Association"), the individual unit owners of the property located at 6150 N. Kannore, Chicago, Illinois (the "Owners"), and the Complaining Parties who executed and verified the City of Chicago, Department of Consumer Services Complaint in case number 99 CA 11/346 (the "Complaint"), as restitution in furtherance of the Complaint; (2) the liens of the Association for alleged unpaid assessments against certain units of the building are released by the Association in the amount of \$15,000.00; and (3) Emmalex, L.L.C., Alex Loylman, Michael Loylman, and A.M Realty Management, Inc. shall receive a credit and an offset in the amount of \$15,000.00 against any and all liability to the Association, the Complaining Parties, the Owners, and the City of Chicago, including any department thereof, with respect to any present or future litigation relating to the building, the condition thereof, the development, renevation or conversion thereof, the renovation, marketing or sale of any units thereof, and/or any of the claims, matters or things alleged or which could have been alleged in the Complaint.

AGREED: Brandon Shores Condominium Association

By: LUCATION Its President

Emmalex, L.L.C.

By:

***It is understood that, pursuant to Paragraph 3 of the Settlement Agreement and General Release entered in case no. 99CA 010346 that this Release does not, in any manner release Emmalex, LLC. from any lability in any pending or future action brought by the City of Chicagory for violations of the City Building Code, the Fire Preventio Ordinance or any other City Ordinance.

Emmalex, LLC.

Prosident

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Proberty of Cook County Clerk's Office