

THIS DOCUMENT WAS PREPARED BY AND  
AFTER RECORDING SHOULD BE RETURNED TO:

Scott R. Fradin, Esq.  
Stein, Ray & Harris  
222 West Adams, Suite 1800  
Chicago, Illinois 60606  
(312) 641-3700



**PARTIAL RELEASE, WAIVER AND ACKNOWLEDGMENT OF  
SATISFACTION OF MECHANICS LIEN & PAYMENT CLAIMS**

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

A. WHEREAS, the undersigned, A. Epstein and Sons International, Inc. ("Epstein"), an Illinois corporation, with an office at 600 West Fulton Street, Chicago, Illinois 60661, as an Original Contractor contracted with JDL Development Corp. ("JDL") on behalf of Dearborn Maple Venture, LLC ("Owner") to perform certain architectural services for improvements to the Real Estate (including all land and improvements thereon) located in Cook County Illinois and commonly known as 1035 North Dearborn, Chicago, Illinois, which is legally described as follows ("Real Estate"):

LOTS 1, 2, 3, 4 AND 5 IN SUBDIVISION OF LOT 4 IN BLOCK 16 OF BUSHNELL'S ADDITION TO CHICAGO IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

B. WHEREAS, on May 21, 2002, Epstein recorded its claim for mechanics lien in the principal sum of Five Hundred Eighty-Nine Thousand Fifty-Six and 46/100 Dollars (\$589,056.46) in the Office of the Cook County Recorder of Deeds, Chicago,

PIN Numbers: 17-04-424-001-0000  
17-04-424-002-0000  
17-04-424-003-0000  
17-04-424-004-0000  
17-04-424-005-0000

Address: 1035 North Dearborn, Chicago, Illinois

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

21244115

Illinois, as Mechanics Lien Document No. 0020575978.

NOW, THEREFORE, pursuant to and in compliance with the Illinois Mechanics Lien Act:

1. Epstein acknowledges the prior direct payment from the Owner of \$155,658.21, as partial satisfaction and release of Epstein's claim for mechanics lien recorded May 21, 2002 in the **Office of the Cook County Recorder of Deeds, Chicago, Illinois, as Mechanics Lien Document No. 0020575978.**

2. Epstein releases its right to payment of \$155,658.21 of its original mechanics lien but only partially and only to the extent of \$155,658.21 thereby leaving \$433,398.25 still due and owing to Epstein and for which Epstein still claims a mechanics lien in the amount of \$433,398.25, plus interest, for amounts properly due Epstein pursuant to the original claim for mechanics lien filed by Epstein on May 21, 2002 in the **Office of the Cook County Recorder of Deeds, Chicago, Illinois, as Mechanics Lien Document No. 0020575978.**

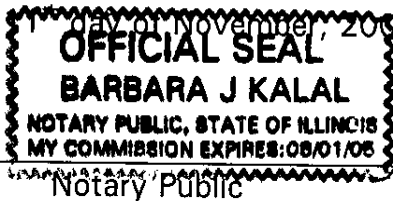
IN WITNESS WHEREOF, the undersigned has signed this instrument this 11<sup>th</sup> day of November, 2002.

A. Epstein and Sons International, Inc.

By:

  
\_\_\_\_\_  
Sidney Epstein

Subscribed and sworn to before me  
this 11<sup>th</sup> day of November, 2002.



  
\_\_\_\_\_  
Notary Public

PIN Numbers: 17-04-424-001-0000  
17-04-424-002-0000  
17-04-424-003-0000  
17-04-424-004-0000  
17-04-424-005-0000

Address: 1035 North Dearborn, Chicago, Illinois

UNOFFICIAL COPY

Property of Cook County Clerk's Office