

November 25, 2002

RELEASE OF MECHANICS LIEN

This Release of Mechanics Lien dated November 25, 2002 absolves those property owners below from any claim by Bravo Roofing, Inc.

September 17, 2002



0021304103

MECHANICS LIEN

Pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/1, et seq., this lien is served upon owner McCormick Center Partnership, LLC at 5206 N. Sheridan Road, Chicago, Illinois 60640 and the Managing Agent, Kopley Group, at the same location.

The partnership and/or its agents contracted with GVI, general contractor, to repair the roof and gutters on a building in the Lincolnwood Village shopping complex located at Lincoln Avenue and McCormick Boulevard. GVI subcontracted said repairs and gutter work to Bravo Roofing Inc. for the sum of \$2,400.00. Said work and materials were provided by Bravo Roofing, Inc., on July 21, 2002. Attempts for payment were made upon GVI, agents Nick Kopley and Ms. Pinina Issac who have not paid Bravo Roofing Inc.

At no time has Bravo Roofing Inc. signed a waiver of lien and further has never been informed of any deficient workmanship. Indeed, the general contractor, GVL, has been paid by the Kopley Group for the work performed.

The owners named above including Cole Taylor Bank, Trust Number 998268, Legal Description attached hereto as Exhibit A: Parkway Bank and Trust Co, Trust Number 12472, Legal Description attached hereto as Exhibit B: and American National Bank and Trust Company of Chicago, Trust Number 118068-09, document no. 94379076, Legal Description attached hereto as Exhibit C have benefited from the work performed by Bravo Roofing Inc.

To repeat, the amount due and owing to Bravo Roofing, Inc., is \$2,400.00.

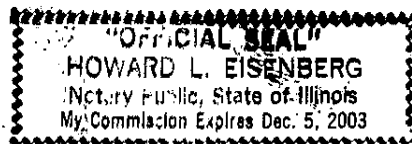
Sincerely,

Cyrus A. Alexander
Cyrus A. Alexander, attorney, 3305 W. Albion, Lincolnwood, IL 60712

- cc: S. Wolf, Z W Mgt., Preferred Realty Group
- Anthony Belle, GVI General Contractor
- Ms. Pinina Issac, Agent
- Nick Kopley, Agent
- McCormick Center Partnership, LLC.

State of IL, County of COOK
Signed before me on this 25TH day
of NOV 2002 by CYRUS A ALEXANDER

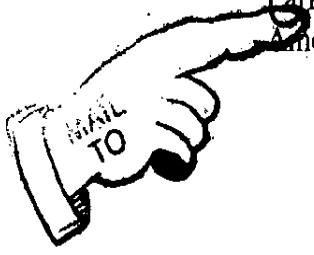
Notary Public *Howard L. Eisenberg*



UNOFFICIAL COPY

0021304103

Cole Taylor Bank
Parkway Bank & Trust
American National Bank, C/O LaSalle National Bank Association



Property of Cook County Clerk's Office

UNOFFICIAL COPY

21019654

SEP 17 2002

93645340

93645340

LEGAL DESCRIPTION

LOT 1 IN ANTHONY'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING, ON THE EASTERLY LINE, 173.11 FEET NORTH OF THE SOUTHEAST CORNER; THENCE 93 DEGREES 23 MINUTES 24 SECONDS FROM SAID CORNER WESTERLY 63.28 FEET; THENCE 224 DEGREES 48 MINUTES 38 SECONDS NORTHWESTERLY FROM THE LAST DESCRIBED COURSE, 79.91 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD, BEING THE WESTERLY LINE OF SAID LOT 1, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS, GENERAL REAL ESTATE TAXES FOR THE YEAR 1998 AND SUBSEQUENT YEARS.

Commonly known as: 6343 N. McCormick, Chicago, IL 60645

Permanent Index Number: 13-02-220-052 vol. 318

AFTER RECORDING, MAIL TO:

G D ANDERLEIN
3413 N. LINCOLN
CHGO. IL. 60657

SUBSEQUENT TAX BILLS TO:

LINCOLN VILLAGE CASH, INC.
6323 N. MCCORMICK
CHICAGO, IL. 60645

EXHIBIT A



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0021304103

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000002118	REAL ESTATE TRANSFER TAX
	JUL -6 99		0017500
	REVENUE STAMP		FP326670

0021304103

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TRUSTEE'S DEED IN TRUST

00249530

25
2000-04-10 11:12:50
Cook County Recorder 25.00

3
18
FORECLOSURE
85030000
22

This indenture made this 4th day of February, 2000 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 25th day of November, 1991, and known as Trust Number 1095960, party of the first part, and PARKWAY BANK AND TRUST CO., as Trustee under Trust Agreement dated January 13, 2000 and known as Trust Number 12472

whose address is:

4800 N. Harlem Avenue
Harwood Heights, IL 60656

party of the second part.

WITNESSETH; That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUIT CLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

PARCEL 1: LOT 3 IN ANTHONY SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED AS DOCUMENT NO. 27402551

SUBJECT TO: Real Estate Taxes for the year 1999 and subsequent years; covenants and conditions of record; easements of record.

Permanent Tax Number:

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate; to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make

Trustee's Deed in Trust (196)

EXHIBIT B

BOX 333-CTT

94379076

A-1

EXHIBIT C

Property of Cook County Clerk

Street Address:

6341 North McCormick Boulevard
Chicago, Illinois

Permanent Index Number: 13-02-220-053-0000

Non-exclusive easement and license for the benefit of and appurtenant to Parcel 1 for the right of ingress, egress and parking as created by an instrument entitled "Easement and License Agreement", dated May 20, 1987 and recorded March 8, 1988 as Document Number 88099082, through over and upon those Parcels as attached as Exhibits A, B, C, D and E as attached thereto and made a part thereof.

PARCEL 2:

That part of Lot 1 in Anthony's Subdivision of part of the East 1/2 of the Northeast 1/4 of Section 2, Township 40 North, Range 13, East of the Third Principal Meridian, lying South of a line described as follows: Beginning on the Easterly line, 173.11 feet North of the Southeast corner, thence 93 degrees 23 minutes 24 seconds from said corner Westerly 63.28 feet; thence 224 degrees 48 minutes 38 seconds Northwest from the last described course 79.91 feet, to the Easterly right-of-way line of McCormick Road, being the Westerly line of said Lot 1, in Cook County, Illinois

PARCEL 1:

Description of Property

EXHIBIT

21019654
SEP 17 2002