

# UNOFFICIAL COPY



Doc#: 0405018090  
Eugene "Gene" Moore Fee: \$18.00  
Cook County Recorder of Deeds  
Date: 02/19/2004 02:05 PM Pg: 1 of 4

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## SUBCONTRACTORS MECHANICS LIEN NOTICE TO OWNER AND LENDER UNDER 770 ILCS 60/24 AND PARTIAL RELEASE OF MECHANIC'S LIEN/MODIFICATION OF LIEN

TICOR Title 527355

To:

BGP Lincoln Village, L.L.C.  
C/o Terraco, Inc., Agent  
8707 North Skokie Boulevard, Suite 230  
Skokie, Illinois 60077  
Certified Mail, Return Receipt

National City Bank of Michigan/Illinois  
301 SW Adams Street  
Peoria, Illinois 61602  
Certified Mail, Return Receipt

Terraco, Inc.  
8707 North Skokie Boulevard, Suite 230  
Skokie, Illinois 60077  
Certified Mail, Return Receipt

Fifth Third Bank  
38 Fountain Square Plaza  
Cincinnati, OH 45263  
Certified Mail, Return Receipt

Borders, Inc.  
C/o CT Corporation  
208 South LaSalle Street  
Chicago, Illinois 60604  
Certified Mail, Return Receipt

Banner Plumbing  
7255 South Cottage Grove  
Chicago, Illinois 60609  
Certified Mail, Return Receipt

Osman Construction Corporation  
70 West Seegers Road  
Arlington Heights, Illinois 60005  
Certified Mail, Return Receipt

City of Chicago, Department of  
Buildings  
City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602  
Certified Mail, Return Receipt

First Bank and Trust Company of  
Illinois  
820 Church Street  
Evanston, Illinois 60201  
Certified Mail, Return Receipt

Will Supply Corporation  
C/o Carter A. Korey  
Stone, Pogrund & Korey  
221 North LaSalle Street  
Chicago, Illinois 60601  
Certified Mail, Return Receipt

BOX 15

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STATE OF ILLINOIS )

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COUNTY OF COOK )

**PARTIAL RELEASE OF SUBCONTRACTOR'S CLAIM FOR LIEN**

Pursuant to and in compliance with the Illinois statute relating to mechanic's lien, and for valuable consideration, receipt of which is hereby acknowledged, Harrington Excavating & Construction Corp. (Harrington), does hereby release to the extent of Twenty Seven Thousand Three Hundred Eighty One Dollars and 45/100 (\$27,381.45) Its claim for mechanic's lien against Osman Construction Corporation, BGP Lincoln Village L.L.C., Terraco, Inc., Borders, Inc., First Bank and Trust of Illinois, National City Bank of Michigan/Illinois, Fifty Third Bank, Banner Plumbing, City of Chicago; Department of Buildings and Will Supply Corporation on the following described property (the property):

See Exhibit A attached hereto and made a part hereof


Address of Property: 6055-6199 North Lincoln Avenue, Chicago,  
(Lincoln Village), Illinois 60659

Permanent Real Estate Index Numbers: 13-02-220-027 and 13-02-220-028  
Commonly known as Lincoln Village Shopping Center, Building 3

Harrington's claim for lien was filed in the office of the Recorder of Deeds of Cook County, Illinois as document No. 0321719191 and claims a lien in the amount of Twenty Seven Thousand Six Hundred Eighty Nine and 00/100 Dollars (\$27,689.00). This Partial Release releases Harrington's claim for lien only to the extent of Twenty Seven Thousand Three Hundred Eighty One Dollars and 45/100 (\$27,381.45). After giving effect to this Partial Release, Harrington continues to claim a lien on the Property in the amount of Three Hundred Seven and 55/100 Dollars (\$307.55) under a by reason of document no. 0321719191, as hereby amended.

In WITNESS HEREOF, the undersigned has signed this instrument this 12<sup>th</sup> day of February 2004.

HARRINGTON EXCAVATING & CONSTRUCTION CORP

By:   
Michael Harrington



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LEGAL DESCRIPTION

**PARCEL 1:**  
 THAT PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO AND THE CENTER LINE OF LINCOLN AVENUE AS FORMERLY LOCATED; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF LINCOLN AVENUE AS FORMERLY LOCATED 1200 FEET; THENCE NORTHEASTERLY ON A LINE AT RIGHT ANGLES TO SAID CENTER LINE OF LINCOLN AVENUE, 168.8 FEET; THENCE EAST 679.5 FEET TO SAID WEST LINE OF THE RIGHT OF WAY OF THE SANITARY DISTRICT OF CHICAGO; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY 918.73 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART LYING SOUTHWESTERLY OF A LINE 83 FEET NORTHEASTERLY OF AND PARALLEL TO THE SOUTHERLY OR SOUTHWESTERLY LINE OF LINCOLN AVENUE AS FORMERLY LOCATED) AND EXCEPTING THAT PART OF THE PREMISES IN QUESTION DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF LINCOLN AVENUE AND THE CENTER LINE OF KIMBALL AVENUE EXTENDED NORTH; THENCE NORTHWESTERLY 20.90 FEET ALONG THE CENTER LINE OF LINCOLN AVENUE TO A POINT; THENCE NORTHEASTERLY 50 FEET ALONG A LINE FORMING AN ANGLE OF 90 DEGREES WITH THE LAST DESCRIBED COURSE, TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE, WHICH IS THE POINT OF BEGINNING; BEGINNING AT AFORESAID DESCRIBED POINT; THENCE NORTHEASTERLY 118.80 FEET ALONG A LINE FORMING AN ANGLE OF 90 DEGREES WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE TO A POINT; THENCE EASTERLY 93.56 FEET ALONG A LINE FORMING AN ANGLE OF 49 DEGREES 16 MINUTES TO THE RIGHT WITH A PROLONGATION OF SAID LAST DESCRIBED COURSE TO A POINT; THENCE SOUTHWESTERLY 179.85 FEET ALONG A LINE FORMING AN ANGLE OF 130 DEGREES 44 MINUTES TO THE RIGHT WITH A PROLONGATION OF SAID LAST DESCRIBED COURSE TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE; THENCE NORTHWESTERLY 70.90 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF LINCOLN AVENUE TO THE POINT OF BEGINNING, AS CONDEMNED FOR KIMBALL AVENUE ON PETITION OF THE CITY OF CHICAGO FILED JULY 6, 1933 CASE E-271453, CIRCUIT COURT OF COOK COUNTY, ILLINOIS; ALSO EXCEPT THAT CONVEYED BY DEED RECORDED AUGUST 3, 2001 AS DOCUMENT NUMBER 0010707219 TO THE PEOPLE OF THE STATE OF ILLINOIS-DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PURPOSES.

**PARCEL 2:**  
 EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED AND DEFINED IN AN EASEMENT AGREEMENT DATED JULY 16, 1986 AND RECORDED JANUARY 10, 1988 AS DOCUMENT 17402551 FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHWESTERLY OF KIMBALL AVENUE (MCCORMICK BOULEVARD), NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE AND WESTERLY OF THE WEST LINE OF THE SANITARY DISTRICT OF CHICAGO DESCRIBED AS FOLLOWS: BEING A STRIP OF LAND 12 FEET WIDE AS MEASURED AT RIGHT ANGLES, LYING NORTH OF THE FOLLOWING DESCRIBED LINES: BEGINNING AT A POINT ON THE WESTERLY LINE OF THE SANITARY DISTRICT OF CHICAGO 918.73 FEET NORTHWESTERLY OF THE CENTER LINE OF LINCOLN AVENUE; THENCE NORTH 90 DEGREES WEST 585.57 FEET TO A POINT OF TERMINATION OF SAID LINE ON THE EASTERLY LINE OF MCCORMICK BOULEVARD, 230.13 FEET NORTHERLY OF THE CENTER LINE OF LINCOLN AVENUE, AS MEASURED ALONG THE EASTERLY LINE OF MCCORMICK BOULEVARD AND BOUNDED ON THE EAST BY THE WEST LINE OF THE SANITARY DISTRICT OF CHICAGO AND ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF MCCORMICK BOULEVARD, ALL IN COOK COUNTY, ILLINOIS.

P.I.N: 13-02-220-027  
 : 13-02-220-028

EXHIBIT

"A"