

# UNOFFICIAL COPY

STATE OF ILLINOIS

)  
) SS.  
)

COUNTY OF COOK



Doc#: 0732422110 Fee: \$22.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/20/2007 03:57 PM Pg: 1 of 8

## FINAL RELEASE AND WAIVER OF SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

TO WHOM IT MAY CONCERN:

Whereas, the undersigned, Professionals Associated Construction Layout & Survey Co., Ltd. ("Claimant"), with an address at 7100 N. Tripp Avenue, Lincolnwood, Illinois, entered into an agreement with Fickus Construction and Equipment Company, Inc. ("Contractor"), an Illinois corporation with an address at 3330 Skokie Valley Road, Highland Park, Illinois, to perform certain work at the property located at 225 S. Sangamon, Chicago, Illinois, more fully described on the attached Exhibit A ("Subject Property"), owned by Jackson-Sangamon, LLC. ("Owner"), pursuant to a contract dated December 2, 2005, said work including various survey and layout services at the Subject Property and certain additional work described in the Subcontractor's Mechanic's Lien Claim, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as document number 0613131038 ("Lien"), a true and correct copy of which is attached hereto as Exhibit B.

Claimant, for and in consideration of the terms of the Settlement Agreement and Mutual Release dated May 16, 2007 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby acknowledge satisfaction of the Lien and does waive and release the Lien and any and all claim or right of lien as follows:

1. Any claims or rights of lien, including, but not limited to claims under the Statutes of Illinois relating to Mechanics Liens, claims based on contract, and/or bond claims, that Claimant had or may have against any or all of the Contractor, Owner, Project, Subject Property and improvements thereon, and any and all sureties, relating to the Project;
2. Any and all monies or other considerations due or to become due from the Owner on account of labor or services, material, fixtures, apparatus or machinery heretofore furnished by the undersigned for the Subject Property, including without limitation any extras and change orders, both oral and written;
3. Any and all bond claims against any surety of the Contractor or of the

# UNOFFICIAL COPY

Subcontractor or of the Project or any matter related thereto, whether notice of such claim was or may have been served; and

4. Hereby authorizes and directs that the Lien recorded by the undersigned affecting the Subject Property shall be discharged of record.


[Signature page follows.]

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has executed this Final Release and Waiver of Subcontractor's Claim for Mechanics Lien made effective on the 16<sup>th</sup> day of May, 2007.

**PROFESSIONALS ASSOCIATED CONSTRUCTION LAYOUT & SURVEY CO., LTD.**

By: 

Dated: May 12<sup>th</sup>, 2007  
NOVEMBER

Its: PRESIDENT

I, Matthew Murtha, a notary public in and for the County of Cook, State of Illinois, do hereby certify that Rada Pavlovic, personally known to me to be the same person whose name is subscribed to the foregoing Final Release and Waiver of Subcontractor's Claim for Mechanics Lien, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered the Final Release and Waiver of Subcontractor's Claim for Mechanics Lien as his/her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12<sup>th</sup> day of May, 2007.



Notary Public

NOVEMBER



After recording, this instrument should be returned to:

Norman T. Finkel, Esq.  
Schoenberg, Finkel, Newman & Rosenberg, LLC.  
222 S. Riverside Plaza, Suite 2100  
Chicago, Illinois 60606  
312 / 648-2300

# UNOFFICIAL COPY

## EXHIBIT A

Release of Subcontractor's Mechanic' Lien Claim  
of Professionals Associated Construction Layout & Survey Co., Ltd.

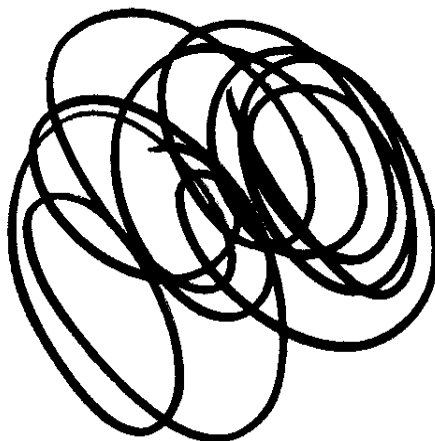
### Legal Description:

Lots 9, 10, 11 and the South 25.00 feet of Lot 12 in block 13 in Duncan's Addition to Chicago, a subdivision of the East ½ of the northeast ¼ of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

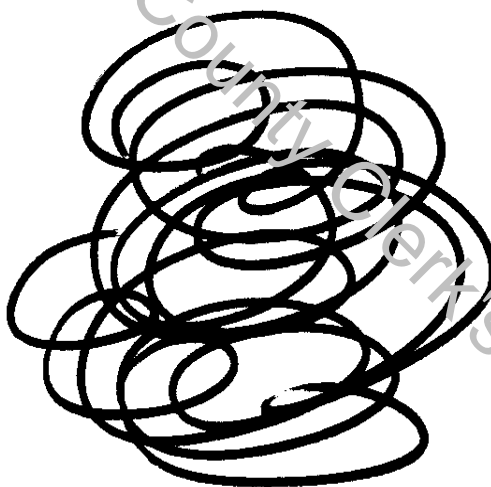
Commonly known as 225 S. Sangamon, Chicago, Illinois

(the "Subject Property").

# UNOFFICIAL COPY



**EXHIBIT B**



Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

Doc#: 0613131038 Fee: \$18.50  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 05/11/2008 12:04 PM Pg: 1 of 3

**SUB CONTRACTOR'S  
 MECHANICS LIEN CLAIM**

The Claimant, Professionals Associated Construction Layout & Survey Co., Ltd. ("CLAIMANT"), with offices at 7100 North Tripp, Lincolnwood, Illinois 60712, County of Cook, State of Illinois, hereby files this Subcontractor's Mechanics Lien claim against Jackson-Sangamon LLC ("Owner") and Pikus Construction and Equipment Company, Inc. d/b/a The Pickus Companies ("Contractor"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

On or about June 14, 2004 until the present, OWNER held fee simple title to, or had an interest, in the following described land in the County of Cook, State of Illinois to wit:

Lots 9, 10, 11 and the South 25.00 feet of Lot 12 in block 13 in Duncan's Addition to Chicago a subdivision of the East 1/2 of the northeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Commonly known as 225 South Sangamon, Chicago IL ("the subject property")  
 PIN 17-17-220-004-0000  
 PIN 17-17-220-005-0000  
 PIN 17-17-220-006-0000  
 PIN 17-17-220-007-0000

Pikus Construction and Equipment Company, Inc. d/b/a The Pickus Companies ("Contractor") was the owner's contractor for the improvement.

That on or about December 1, 2005 the undersigned, Professionals Associated Construction Layout & Survey Co., Ltd. ("CLAIMANT"), Illinois entered into a sub contract with Pickus Companies of 1220 Grand Avenue, Waukegan, Illinois, the prime contractor, to furnish survey, layout and related services including labor and materials for the property at 225 South Sangamon, Chicago IL ("the subject property").

# UNOFFICIAL COPY

**YOU ARE FURTHER NOTIFIED** that Professionals Associated Construction Layout & Survey Co., Ltd., did furnish and delivered to the prime contractor at the subject property, the survey, layout and related work including labor and materials; that the survey, layout and related work were used in and incorporated into said improvements; and that the furnishing of the materials was completed on or about the 5th day of May, 2006.

**YOU ARE FURTHER NOTIFIED** that after allowing all just credits, deductions and set-offs, there is now due and owing to Professionals Associated Construction Layout & Survey Co., Ltd. a balance in the sum of ninety six thousand six hundred and one and 15/100 Dollars (\$96,601.15).

**YOU ARE FURTHER NOTIFIED** that, Professionals Associated Construction Layout & Survey Co., Ltd. makes claim for the sum of ninety six thousand six hundred and one and 15/100 Dollars (\$96,601.15) for which the Claimant claims a lien in said land and improvements.

Professionals Associated Construction Layout & Survey Co., Ltd.

By: [Signature]  
President

### AFFIDAVIT

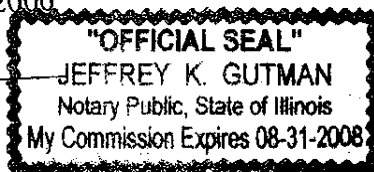
The undersigned being first duly sworn on oath, deposes and says that he is the President of Professionals Associated Construction Layout & Survey Co., Ltd. the claimant; that he is duly authorized to make this Affidavit in its behalf; that he has read the above and forgoing Notice of Subcontractors Mechanics' Lien, and that the statements therein contained are true.

[Signature]  
President

SUBSCRIBED and SWORN to before

me this 10 day of May, 2006

[Signature]  
Notary Public



# UNOFFICIAL COPY

## PROOF OF SERVICE BY CERTIFIED MAIL

The undersigned, hereby certify that the foregoing Notice of Claim was served upon the following:

The Pickus Companies  
1220 Grand Avenue  
Waukegan, Illinois 60085

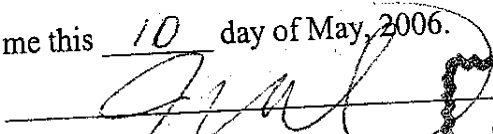
Jackson-Sangamon, LLC  
3330 Skokie Valley Hwy #300  
Highland Park, IL 60035

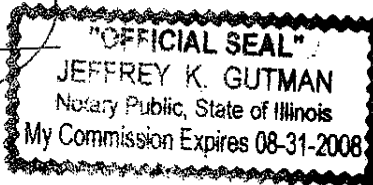
Private Bank and Trust  
10 North Dearborn  
Chicago, Illinois 60602

by mailing a true copy thereof by certified mail, return receipt requested, restricted delivery, on the 10 day of May, 2006.



SUBSCRIBED and SWORN to before  
me this 10 day of May, 2006.

  
Notary Public



Prepared by Jeffrey K. Gutman, attorney for  
Professionals Associated Construction Layout & Survey Co., Ltd.  
7100 North Tripp, Lincolnwood, Illinois 60712

MAIL TO  
J. GUTMAN  
4000 N. ...