

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

**SATISFACTION AND RELEASE OF
MECHANICS LIEN**



Doc#: 0830533024 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/31/2008 09:19 AM Pg: 1 of 3

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

The undersigned, **ARTISAN GROUP, LTD.**, pursuant to the Illinois Mechanic's Lien Act, and for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby acknowledge satisfaction or release of the claim for lien against:

530 West Chicago Inc.; Chicago and Larabie Garage, Inc.; MW-CPAG Garage Holdings, L.L.C.; 600 West Chicago Associates LLC; 600 West Chicago Riverwalk LLC; Eport 600 Riverwalk Owner, L.L.C.; Eport 600 Garage Owner, L.L.C., Abbas Holding I, Inc.; Luxury Motors Gold Coast, Inc.; MB Financial Bank; LaSalle Bank, N.A.; American Chartered Bancorp, Inc.; CMG Construction, Inc.; B. Bruce Incorporated

for SIX HUNDRED EIGHTEEN THOUSAND FOUR HUNDRED NINETY-FIVE AND 17/100 DOLLARS (\$618,495.17), on the following described real estate, to-wit:

SEE ATTACHED EXHIBIT "A"

PIN(S): 17-04-324-098-0000; 17-04-324-080-0000

COMMON ADDRESS(ES): 530-600 West Chicago Street, Chicago, Illinois 60610
811 North Larrabee Street, Chicago, Illinois 60610

which claim for lien was originally filed in the office of the recorder of deeds as *Contractor's Notice and Claim for Lien* on January 11, 2008, as document number 0801134100.

[signature page to follow]

Box 400-CTCC

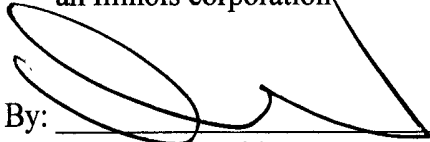
8452518 D2 D6 1048

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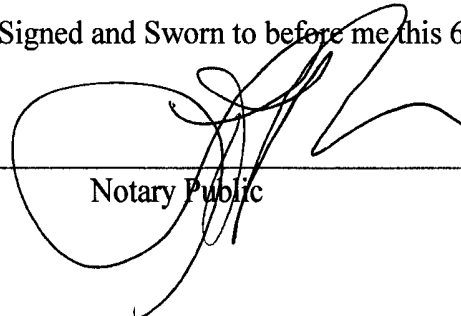
IN WITNESS WHEREOF, the undersigned has signed this instrument this 6th day of October, 2008.

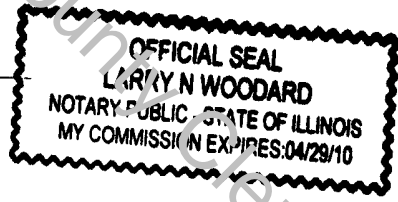
ARTISAN GROUP, LTD.,
an Illinois corporation

By: 
Its President

I, the undersigned, a notary public in and for Cook County, Illinois, do hereby certify that Michael DeBorja, as president of The Artisan Group, LTD., an Illinois corporation, personally known to me to be the same person whose name is subscribed above as President, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Signed and Sworn to before me this 6 October, 2008.


Notary Public



This Instrument was prepared by:

Larry N. Woodard, Esq.
ROBBINS, SALOMON & PATT, LTD.
25 E. Washington St., 10th Floor
Chicago, Illinois 60602

Upon Recording, Mail to:

Jigae Patel
The Chawla Group, Ltd.
15 Spinning Wheel Road Suite 126
Hinsdale, IL 60521

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Exhibit A

Legal Description

THAT PART OF PETER HUGEL'S SUBDIVISION AND OF J. L. WILSON'S ADDITION, BEING A SUBDIVISION OF LOT 11 IN SAID PETER HUGEL'S SUBDIVISION AND OF MACKUBIN'S SUBDIVISION, ALL IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE EAST LINE OF NORTH LARRABEE STREET AT A POINT WHICH IS 409 FEET NORTH FROM THE SOUTHWEST CORNER OF LOT 10 IN J. L. WILSON'S ADDITION AFORESAID AND THE NORTHEAST CORNER OF SAID NORTH LARRABEE STREET AND WEST CHICAGO AVENUE AND RUNNING; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 120.37 FEET TO A POINT WHICH IS 8 FEET MEASURED PERPENDICULARLY EAST FROM THE EAST LINE OF NORTH LARRABEE STREET AFORESAID AND THE WEST LINE OF LOT 12 IN PETER HUGEL'S SUBDIVISION AFORESAID; THENCE SOUTH ALONG A LINE WHICH IS 8 FEET MEASURED PERPENDICULARLY EAST FROM AND PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET AFORESAID A DISTANCE OF 171.80 FEET TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE EAST ALONG A STRAIGHT LINE WHICH FORMS THE CLOCKWISE ANGLE OF 90 DEGREES 34 MINUTES 39 SECONDS, FROM NORTH TO EAST, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 23.64 FEET TO A POINT; THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 1.59 FEET TO A POINT ON THE CENTER LINE OF AN EXISTING EXPANSION JOINT; THENCE EAST ALONG A STRAIGHT LINE, PERPENDICULAR TO THE LAST DESCRIBED LINE, BEING THE CENTER LINE OF AN EXISTING EXPANSION JOINT, A DISTANCE OF 95.34 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE ALLEY AS SHOWN BY THE PLAT OF SAID ALLEY RECORDED ON SEPTEMBER 22, 1910, AS DOCUMENT 4630739; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WEST LINE OF THE ALLEY AS SHOWN BY THE PLAT OF SAID ALLEY RECORDED ON SEPTEMBER 22, 1910, AS DOCUMENT 4630739, A DISTANCE OF 2.84 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF THE ALLEY WITH THE NORTH LINE OF LOT 6 IN PETER HUGEL'S SUBDIVISION AFORESAID, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF A PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN PETER HUGEL'S SUBDIVISION AFORESAID; THENCE EAST ALONG SAID SOUTH LINE OF A PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 THROUGH 6, BOTH INCLUSIVE, IN PETER HUGEL'S SUBDIVISION, A DISTANCE OF 143.37 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 IN PETER HUGEL'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 IN PETER HUGEL'S SUBDIVISION, BEING ALSO THE WEST LINE OF NORTH CAMBRIDGE STREET, A DISTANCE OF 122.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID SOUTHEAST CORNER OF LOT 1 BEING ALSO A POINT ON THE NORTH LINE OF WEST CHICAGO AVENUE; THENCE WEST ALONG THE NORTH LINE OF WEST CHICAGO AVENUE, A DISTANCE OF 198.15 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, TANGENT TO THE LAST DESCRIBED LINE, WITH A RADIUS OF 65 FEET, AN ARC DISTANCE OF 101.24 FEET TO A POINT OF TANGENCY ON A LINE 8 FEET EAST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF NORTH LARRABEE STREET; THENCE NORTH ALONG SAID LINE 8 FEET EAST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 53.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs: 17-04-324-098 and 17-04-324-080 (part of)
Common Address: 530 West Chicago Avenue, Chicago, Illinois