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Doc#: 0907812169 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/19/2009 02:14 PM Pg: 1 of 6

1 of 5

PARTIAL RELEASE AND SATISFACTION OF LIEN

STATE OF ILLINOIS)
)
COUNTY OF COOK)

WHEREAS, the undersigned has entered into a written subcontract agreement with Pickus Construction and Equipment Company to provide

all labor and material for masonry work related to the improvement to the property formerly known as 340 River Street, Lemont, Illinois, and more fully described as Exhibit A attached (the "Property") and of which MP Lemont, L.L.C. or its successor is the owner ("Owner");

WHEREAS, the undersigned has performed under the provisions of the written subcontract agreement and is entitled to compensation; and

WHEREAS, the undersigned has filed its "Mechanic's Lien: Claim," dated August 1, 2008, recorded in the Cook County Recorder's Office on August 11, 2008 as Document No. 0822450019 and its "Additional Subcontractor's Claim for Lien," dated January 28, 2009, recorded in the Cook County Recorder's Office on February 3, 2009 as Document No. 0903431132 (collectively, the "Lien Claims").

NOW, THEREFORE, the undersigned, for and in consideration of six hundred thirty-four thousand one hundred fifty-five and 30/100 dollars (\$634,155.30), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby partially waive and release its Lien Claims, liens or claims or rights of lien against the Property to the extent of \$634,155.30, leaving remaining claim of liens of \$315,688.80, plus interest, under the Lien Claims. Furthermore, the undersigned waives and releases any and all claim, or right to lien, under the statutes of the State of Illinois, relating to mechanics lien, with respect to only those Units identified in Exhibit B, constituting all units in the portion of the Property known as Building 1, and all appurtenances relating thereto, the improvements in them, the applicable limited common elements for all Units identified in Exhibit B, and the undivided interest in the common elements for all units identified in Exhibit B. The location of Building 1 is the westerly 5 story brick and frame building depicted on the Condominium Plat, attached as Exhibit C to the Declaration of Condominium Ownership for the Front Street Lofts Condominium, recorded in the Office of the Cook County Recorder of Deeds on December 8, 2008 as document No. 0834322031 (the "Declaration"). This Partial Release and Satisfaction of Lien expressly includes (a) all portions of Building 1 that have been submitted and recorded in the Declaration and (b) the entire first floor of Building 1, portions of which are not included in Exhibit C to the Declaration, but shall be released either as units or as limited common elements or common elements in the Front Street Lofts Condominium. Except as stated, this Partial Release and Satisfaction of Lien does not release the undersigned's claim on the remaining Units or the Property as described in the Lien Claims. By this Partial Release, MCC does not intend to waive any lien rights it may have with respect to Buildings 2, 3 and 4 on the Property, which are depicted as the northerly, easterly and

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8286667 / 26-1055132 Clerk/danada

BOX 333-CP

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131 South Dearborn Street
Suite 2400
Chicago, Illinois 60603
(312) 460-5000



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EXHIBIT A TO PARTIAL RELEASE AND SATISFACTION OF LIEN

Legal Description of "Property"

THAT PART OF LOT 9 (EXCEPT THE WEST 400.50 FEET AS MEASURED ON THE SOUTH LINE THEREOF) IN COUNTY CLERK'S DIVISION OF UNSUBSCRIBED LANDS IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE ATCHISON TOPEKA AND SANTA FE RAILROAD COMPANY AND EAST OF THE EAST LINE OF STATE STREET PRODUCED NORTHERLY ACROSS SAID LOT 9 IN COOK COUNTY, ILLINOIS;

ALSO

ALL OF BLOCK 5 IN SINGER AND TALCOTT STONE COMPANY'S SUBDIVISION OF PART OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 20 TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ILLINOIS MICHIGAN CANAL AND;

ALSO

LOT 10 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SECTION 20, TAKEN AS TRACT; EXCEPT THE EASTERLY 180 FEET THEREOF, ALL IN COOK COUNTY, ILLINOIS;

EXCEPT THE FOLLOWING DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ AND THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 9 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SAID SECTION 20 WITH THE EAST LINE OF THE WEST 400.5 FEET OF LOT 9 LYING EAST OF THE EAST LINE OF STATE STREET PRODUCED NORTHERLY ACROSS SAID LOT 9, IN SAID COUNTY CLERK'S DIVISION (AS MEASURED ALONG THE SOUTH LINE OF LOT 9); THENCE ON AN ASSUMED BEARING OR NORTH 00 DEGREES 34 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF THE WEST 400.5 FEET OF LOT 9 IN SAID COUNTY CLERK'S DIVISION, 140.00 FEET; THENCE NORTH 63 DEGREES 01 MINUTES 14 SECONDS EAST, 17.83 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 48 SECOND WEST, 116.76 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST, 30.42 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 48 SECONDS WEST, 12.92 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST, 19.24 FEET, THENCE SOUTH 01 DEGREES 15 MINUTES 48 SECONDS WEST, 18.75 FEET TO THE SOUTH LINE OF SAID LOT 9; THENCE NORTH 88 DEGREES 43 MINUTES 12 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 9 FOR A DISTANCE OF 71.66 FEET TO THE POINT OF BEGINNING.

ALSO

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COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 9 IN COUNTY CLERK'S DIVISION OF UNSUBSCRIBED LANDS IN SAID COUNTY CLERK'S DIVISION (AS MEASURED ALONG THE SOUTH LINE OF LOT 9); THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 34 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF THE WEST 400.5 FEET OF LOT 9 IN SAID COUNTY CLERK'S DIVISION, 140.00 FEET; THENCE NORTH 63 DEGREES 01 MINUTES 14 SECONDS EAST, 71.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 63 DEGREES 01 MINUTES 14 SECONDS EAST, 2.32 FEET, THENCE NORTH 79 DEGREES 05 MINUTES 50 SECONDS EAST ALONG THE SOUTH LINE OF RIVER STREET AS DEDICATED BY DOCUMENT NO. 22695261 FOR A DISTANCE OF 76.77 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 43 SECONDS WEST, 22.41 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 12 SECONDS EAST, 77.75 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 48 SECONDS WEST, 7.00 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST 17.33 FEET; THENCE 01 DEGREES 16 MINUTES 48 SECONDS EAST, 7.00 FEET THENCE SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST 52.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST, 41.41 FEET TO THE SOUTH LINE OF SAID RIVER STREET; THENCE SOUTH 88 DEGREES 43 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIVER STREET, 9.17 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 48 SECONDS WEST, 68.24 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 12 SECONDS WEST 10.67 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 48 SECONDS WEST, 17.33 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST, 10.67 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 48 SECONDS WEST, 76.00 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST, 42.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST, 161.58 FEET TO THE SOUTH LINE OF RIVER STREET; THENCE SOUTH 89 DEGREES 43 MINUTES 36 SECONDS EAST ALONG THE SOUTH LINE OF SAID RIVER STREET, 14.13 FEET TO THE WEST LINE OF THE EAST 180 FEET OF BLOCK 5 IN SINGER AND TALCOTT STONE COMPANY'S SUBDIVISION, THENCE SOUTH 01 DEGREES 18 MINUTES 56 SECONDS WEST ALONG THE AFORESAID LINE, 210.00 FEET TO THE SOUTH LINE OF LOT 10 IN COUNTY CLERK'S DIVISION; THENCE NORTH 88 DEGREES 43 MINUTES 12 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 10, 14.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 41.33 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 12 SECONDS WEST, 131.42 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST, 7.00 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 12 SECONDS WEST, 18.83 FEET; THENCE SOUTH 01 DEGREES 16 MINUTES 48 SECONDS WEST, 7.00 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 12 SECONDS WEST, 130.08 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 40 SECONDS EAST, 50.42 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST, 10.67 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST, 17.33 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 12 SECONDS WEST, 10.67 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST, 30.00 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 12 SECONDS EAST; 5.00 FEET; THENCE NORTH 01 DEGREES 16 MINUTES 48 SECONDS EAST 34.61 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B TO PARTIAL RELEASE AND SATISFACTION OF LIEN

Building 1

Description of Condominium Units Released

303 Front Street	Unit No. 1201	Lemont, IL 60439
303 Front Street	Unit No. 1202	Lemont, IL 60439
309 Front Street	Unit No. 1203	Lemont, IL 60439
309 Front Street	Unit No. 1204	Lemont, IL 60439
315 Front Street	Unit No. 1205	Lemont, IL 60439
315 Front Street	Unit No. 1206	Lemont, IL 60439
303 Front Street	Unit No. 1302	Lemont, IL 60439
309 Front Street	Unit No. 1303	Lemont, IL 60439
309 Front Street	Unit No. 1304	Lemont, IL 60439
315 Front Street	Unit No. 1305	Lemont, IL 60439
315 Front Street	Unit No. 1306	Lemont, IL 60439
303 Front Street	Unit No. 1401	Lemont, IL 60439
303 Front Street	Unit No. 1402	Lemont, IL 60439
309 Front Street	Unit No. 1403	Lemont, IL 60439
309 Front Street	Unit No. 1404	Lemont, IL 60439
315 Front Street	Unit No. 1405	Lemont, IL 60439
315 Front Street	Unit No. 1406	Lemont, IL 60439
301 Front Street	Unit No. 1101	Lemont, IL 60439
305 Front Street	Unit No. 1102	Lemont, IL 60439
307 Front Street	Unit No. 1103	Lemont, IL 60439
311 Front Street	Unit No. 1104	Lemont, IL 60439
313 Front Street	Unit No. 1105	Lemont, IL 60439
317 Front Street	Unit No. 1106	Lemont, IL 60439