

# UNOFFICIAL COPY

**RELEASE OF  
SUBCONTRACTOR'S  
NOTICE AND CLAIM FOR  
LIEN**



Doc#: 0913231012 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/12/2009 10:18 AM Pg: 1 of 3

WHEREAS, the Claimant, **ABBEY PAVING AND SEALCOATING CO., INC.**, an Illinois corporation, of Aurora, County of DuPage, State of Illinois, had previously filed a certain Subcontractor's Claim for Lien pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/24 on the Property commonly known as **700 W. Fabyan Parkway, Batavia, IL 60510** and legally described as follows:

*SEE ATTACHED EXHIBIT "A".*

*PIN: 12-15-153-022; 12-15-153-025; 12-15-177-010; 12-15-301-046*

WHEREAS, the Claimant has received full and complete payment and satisfaction for any and all sums due it as set forth in said Subcontractor's Claim for Lien and recorded on February 5, 2009, by the Kane County Recorder as Document No. 2009K007951, and;

WHEREAS, **HOLMSTAD, INC., WALSH CONSTRUCTION COMPANY, M&I FIRST NATIONAL BANK, and MARSHALL & ISLEY TRUST COMPANY, NA**, their successors and assigns, are entitled to be fully discharged and released from any and all claims, liens or demands of the Claimant with respect to the aforementioned Property as of the date hereof.

NOW, THEREFORE, for and in consideration of the payment to Claimant of all sums due for materials supplied and equipment used in connection with the aforementioned Property as set forth in the aforesaid Subcontractor's Notice and Claim for Lien, Claimant does hereby release and discharge **HOLMSTAD, INC., WALSH CONSTRUCTION COMPANY, M&I FIRST NATIONAL BANK, and MARSHALL & ISLEY TRUST COMPANY, NA**, their successors and assigns, from any and all claims, liens, duties and obligations imposed upon them and resulting from the filing by Claimant of the Amended Subcontractor's Notice and Claim for Lien pursuant to Illinois Compiled Statutes, Chapter 770, Section 60/24 for the labor, materials, tools and equipment heretofore furnished to this date by the Claimant for the above-described Property, specifically releasing the Subcontractor's Notice and Claim for Lien recorded February 5, 2009 as Document No. 2009K007951.

DATED this 11 day of May, 2009.

**ABBEY PAVING AND SEALCOATING CO., INC.**  
Claimant,

By: James Karras  
**JAMES KARRAS, its Duly Authorized Agent  
And Attorney-in-fact**

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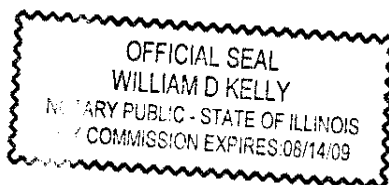
## VERIFICATION

James Karras, being first duly sworn on oath, states that he is the duly authorized Agent and Attorney-in-fact of Claimant, **ABBEY PAVING AND SEALCOATING CO., INC.**, an Illinois corporation, that he has read the above and foregoing **Release of Subcontractor's Notice and Claim for Lien**, that he has knowledge of the facts stated therein and, that the facts stated therein are true and accurate to the best of his knowledge and belief.

  
\_\_\_\_\_  
JAMES KARRAS

SUBSCRIBED AND SWORN to before me  
this 11 day of MAY, 2009

  
\_\_\_\_\_  
NOTARY PUBLIC



**Prepared by & After Recording, Return to:**

James J. Karras, Esquire  
**KELLY & KARRAS, LTD.**  
619 Enterprise Drive, Suite 205  
Oak Brook, IL 60523

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EXHIBIT "A"

THAT PART OF THE WEST HALF OF SECTIONS 15, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE  
 THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTHERLY RIGHT  
 OF WAY OF FABYAN PARKWAY, AS ESTABLISHED BY DEED RECORDED OCTOBER 16, 1972 AS  
 DOCUMENT 1243055 AT THE INTERSECTION OF SAID RIGHT OF WAY LINE WITH THE EASTERLY  
 LINE OF ABANDONED RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD;  
 THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 43 MINUTES AS MEASURED CLOCKWISE FROM  
 SAID SOUTHERLY RIGHT OF WAY LINE, ALONG SAID EASTERLY RIGHT OF WAY LINE 366 FEET;  
 THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 43 MINUTES AS MEASURED  
 COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE 50 FEET, TO THE CENTER LINE OF  
 SAID ABANDONED RAILROAD; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 43 MINUTES AS  
 MEASURED CLOCKWISE FROM THE LAST COURSE, ALONG SAID CENTER LINE 642.6 FEET TO AN  
 OLD CLAIM LINE, SAID CLAIM LINE BEING THE NORTHERLY LINE OF PROPERTY DESCRIBED IN  
 DOCUMENT 790376, AS RECORDED ON SEPTEMBER 19, 1955; THENCE EASTERLY AT AN ANGLE  
 OF 89 DEGREES 47 MINUTES 30 SECONDS AS MEASURED CLOCKWISE FROM THE CENTER LINE OF  
 SAID ABANDONED RAILROAD, ALONG THE SAID CLAIM LINE, 1,076.4 FEET TO THE WESTERLY  
 LINE OF PROPERTY CONVEYED TO THE CITY OF BATAVIA BY DOCUMENT NO. 1474008; THENCE  
 NORTHERLY, ALONG SAID WEST LINE, AT RIGHT ANGLE TO SAID CLAIM LINE, 75.0 FEET TO  
 A NORTHERLY LINE OF SAID PROPERTY CONVEYED TO THE CITY OF BATAVIA; THENCE  
 EASTERLY, ALONG SAID NORTHERLY LINE AT RIGHT ANGLE TO SAID WESTERLY LINE 24.58  
 FEET TO A WESTERLY LINE OF PROPERTY CONVEYED TO COVENANT HEALTH CARE CENTER, INC.  
 BY DOCUMENT NO. 1542596; THENCE NORTHERLY, ALONG SAID WESTERLY LINE, AT RIGHT  
 ANGLE TO THE LAST DESCRIBED COURSE, 110.0 FEET (MEASURES 109.99 FEET) TO A  
 NORTHERLY LINE OF SAID PROPERTY CONVEYED TO COVENANT HEALTH CARE CENTER, INC;  
 THENCE EASTERLY ALONG SAID NORTHERLY LINE AT RIGHT ANGLE TO THE LAST DESCRIBED  
 COURSE, PARALLEL WITH SAID CLAIM, 93.51 FEET TO A WESTERLY LINE OF SAID CONVEYED  
 TO COVENANT HEALTH CARE CENTER, INC; THENCE NORTHERLY, ALONG SAID WESTERLY LINE  
 AT, RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 120.0 FEET TO THE NORTHERLY LINE OF  
 SAID PROPERTY CONVEYED TO COVENANT HEALTH CARE CENTER, INC; THENCE EASTERLY ALONG  
 SAID NORTHERLY LINE, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE PARALLEL WITH  
 SAID CLAIM LINE 481.67 FEET TO THE WESTERLY LINE OF PROPERTY TAKEN BY THE STATE  
 OF ILLINOIS FOR RIGHT OF WAY PURPOSES; THENCE NORTHERLY, ALONG SAID WESTERLY  
 LINE, AT AN ANGLE OF 84 DEGREES 46 SECONDS 29 MINUTES, MEASURED CLOCKWISE FROM  
 THE LAST DESCRIBED COURSE 315.32 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE;  
 THENCE NORTHERLY, ALONG SAID WESTERLY LINE, AT AN ANGLE OF 179 DEGREES 11 MINUTES  
 AND 29 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 215.11  
 FEET TO AN ANGLE POINT IN THE SAID WESTERLY LINE; THENCE NORTHWESTERLY ALONG  
 SAID WESTERLY LINE, AT AN ANGLE OF 138 DEGREES 46 MINUTES AND 28 SECONDS MEASURED  
 CLOCKWISE FROM THE LAST DESCRIBED COURSE, 87.02 FEET TO THE SOUTHERLY RIGHT OF  
 WAY LINE OF FABYAN PARKWAY; THENCE WESTERLY AT AN ANGLE OF 135 DEGREES 8 MINUTES  
 AND 2 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID  
 SOUTHERLY RIGHT OF WAY LINE, 1519.89 FEET TO THE POINT OF BEGINNING, ALL IN THE  
 CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

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