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0924645100

Return to:
Eric P. Sparks
222 N. LaSalle St. Suite 800
Chicago, IL 60601

Doc#: 0924645100 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/03/2009 02:49 PM Pg: 1 of 8

(Space Above This Line for Recording Data)

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

RELEASE OF MECHANICS LIEN

KNOW ALL MEN BY THESE PRESENTS that ROSEWOOD CONSTRUCTION GROUP INC. d/b/a ROSEWOOD CONSTRUCTION GROUP of Elk Grove Village of the County of Cook and State of Illinois ("Claimant"), for and in consideration of one dollar, and for other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby waive, remise, and release, and acknowledges as having been fully released, waived, and remised all the right, title, interest, claim or demand whatsoever, Claimant may have that is related to or acquired in, through, or by a certain Lien Claim, recorded in the Recorder's Office of Cook County, in the State of Illinois on April 28, 2009 as Document Number 0911808335 against the premises therein described, situated in the County of Cook, State of Illinois as follows, to wit:

SEE EXHIBIT A ATTACHED,

PIN: 14-33-109-050-1001; 14-33-109-050-1002; 14-33-109-050-1003; 14-33-109-050-1004; 14-33-109-050-1005; 14-33-109-050-1006; 14-33-109-050-1007; 14-33-109-050-1008

IN WITNESS WHEREOF, the undersigned has executed this Release of Mechanics Lien this 2 day of September, 2009.

**ROSEWOOD CONSTRUCTION
GROUP, INC. d/b/a ROSEWOOD
CONSTRUCTION GROUP**

BY Ray Orace
ITS V.P.

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STATE OF ILLINOIS)

COUNTY OF DUPAGE) ^{W.C.) SS}

I, William C. Grosch, a notary public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that Larry Prace personally known to me to the same person whose name is signed above and personally known to be the Vice President of **ROSEWOOD CONSTRUCTION GROUP, INC. d/b/a ROSEWOOD CONSTRUCTION GROUP** subscribed to the foregoing instrument, 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 **ROSEWOOD CONSTRUCTION GROUP, INC. d/b/a ROSEWOOD CONSTRUCTION GROUP** for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2nd day of September, 2009.



My commission expires

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.

County Clerk's Office

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**PREPARED BY, RECORDING
REQUESTED BY AND RETURN TO:**

John Connelly
AmeriLien, Inc.
14007 S. Bell Rd, Ste 150
Homer Glen, IL 60491

Doc#: 0911808335 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/28/2009 04:11 PM Pg: 1 of 6

ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

THE Lien Claimant, Rosewood Construction Group, 1300 Howard St, Elk Grove Village, IL 60007, Phone: (847) 718-1711, Fax: (547) 718-1727, hereby files a Claim for Mechanic's Lien against Theus Property Holdings, LLC, 1035 W. Lake St, Ste 301, Chicago, IL 60607 (hereinafter, collectively 'Owner'), and all other persons having or claiming an interest in the below described real estate, and states as follows:

- 1) On November 1, 2008, Owner owned in fee simple the following described land in the County of Cook, State Of Illinois, common address: Lincoln, 2218 N. Lincoln Ave, Chicago, IL 60614, Permanent Index Number SEE ATTACHED, and hereinafter together with all improvements known as premises:
- 2) That on February 3, 2008, the claimant made a contract with said Owner to provide Build-Out of Restaurant for the building being erected on said land for the sum of \$251,511.00 and on April 1, 2009, completed thereunder.;
- 3) That the Claimant did extra and additional work on, and delivered extra and additional materials at said premises of the value of \$0.00;
- 4) That said Owner, Theus Property Holdings, LLC, is entitled to credits on account thereof, as follows, to wit: \$100,000.00, leaving due, unpaid and owing to the Claimant on account thereof after allowing all credits, the balance of \$151,511.00 for which, with interest, the Claimant claims a lien on said land and improvements.

Dated April 28, 2009 for Rosewood Construction Group, 1300 Howard St, Elk Grove Village, IL 60007, Phone: (847) 718-1711, Fax: (547) 718-1727

By: John Connelly John Connelly, AmeriLien, Inc., Authorized Agent

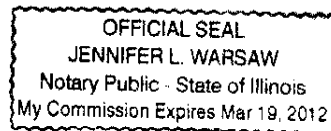
ACKNOWLEDGEMENT BY NOTARY PUBLIC

State of Illinois)

County of Cook) §

The affiant John Connelly being duly sworn on oath deposes and says that he is AmeriLien, Inc., Authorized Agent of Rosewood Construction Group, the Claimant; that he has read the foregoing notice and Claim For Lien, knows the contents thereof, and that all the statements therein contained are true.

Signature Jennifer L. Warsaw
My Commission Expires: 03/19/2012



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Exhibit D - List of Additional Parties

Owner: Theus Property Holdings, LLC, 1035 W. Lake St, Ste 301, Chicago, IL 60607

Project: Lincoln, 2218 N. Lincoln Ave, Chicago, IL 60614 in the County of Cook, SEE ATTACHED

The following is a complete list, to the best of our knowledge, of all additional or secondary parties with an interest in the aforementioned project:

ADDITIONAL OR REPUTED OWNER, LESSEE OR AGENT

U-Food Grill

823 S. State St

Chicago, IL 60605

Property of Cook County Clerk's Office

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Exhibit A - Permanent Index Numbers (PIN)

Owner: Theus Property Holdings, LLC, 1035 W. Lake St, Ste 301, Chicago, IL 60607

Project: Lincoln, 2218 N. Lincoln Ave, Chicago, IL 60614

The following is a complete list, to the best of our knowledge, of all additional or secondary permanent index numbers for the aforementioned project:

14-33-109-050-1001

14-33-109-050-1002

14-33-109-050-1003

14-33-109-050-1004

14-33-109-050-1005

14-33-109-050-1006

14-33-109-050-1007

14-33-109-050-1008

Property of Cook County Clerk's Office

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Exhibit A

LEGAL DESCRIPTION:

UNIT NO. 2218 IN THE BAKERY COMMERCIAL CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF LOTS 15, 16 AND 17 IN S.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 15 AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE THEREOF 61.33 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 06 SECONDS EAST 23.28 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST 2.22 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 12.86 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 12.15 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST 2.40 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 06 SECONDS EAST 23.32 FEET TO THE SOUTHEASTERLY LINE OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES 02 MINUTES 54 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE . THEREOF 67.35 FEET TO THE MOST EASTERLY CORNER OF LOT 17 AFORESAID ; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINES OF LOTS 15, 16 AND 17 AFORESAID 75.0 FEET TO THE POINT OF BEGINNING, ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZONTAL PLANE OF 35.0 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 12.38 FEET CHICAGO CITY DATUM, :ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 15 16 AND 17 IN S. S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: : BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 15

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AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE THEREOF 84.86 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 21.03 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 15.34 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS WEST 15.38 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 20.96 FEET TO THE SOUTHEASTERLY LINE OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES 00 MINUTES 54 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE THEREOF 85.16 FEET TO THE MOST EASTERLY CORNER OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE NORTHEASTERLY LINES OF LOTS 15, 16 AND 17 AFORESAID, 75.0 FEET TO THE POINT OF BEGINNING, ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZONTAL PLANE OF 47.0 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 35.0 FEET CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 3: THAT PART OF LOTS 15, 16 AND 17 IN S. S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 33 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: . COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 15 AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE THEREOF 84.86 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 21.03 FEET TO THE POINT OF BEGINNING THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 15.34 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS WEST 15.38 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 5.43 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 12.86 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 15.38 FEET; THENCE NORTH 44 DEGREES 46 MINUTES 12 SECONDS WEST 33.01 FEET TO THE POINT OF BEGINNING ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZONTAL PLANE OF 47.0 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 28.50 FEET CHICAGO CITY DATUM ALL IN COOK COUNTY, ILLINOIS.

(EXCEPT FROM THE ABOVE 3 PARCELS TAKEN AS A TRACT, THAT PART OF THE SOUTHWESTERLY . 19.41 OF THE NORTHEASTERLY 69.78 FEET OF THE NORTHWESTERLY 25.50 FEET OF LOTS 15 AND 16 WHICH LIES BELOW A HORIZONTAL PLANE OF 19.63 FEET, CHICAGO CITY DATUM, IN S.S. . SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE

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14, EAST OF THE THIRD PRINCIPAL MERIDIAN)

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION
OF CONDOMINIUM RECORDED AS DOCUMENT NO. 91565417 TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS.

PIN: 14-33-109-050-1001
14-33-109-050-1002
14-33-109-050-1003
14-33-109-050-1004
14-33-109-050-1005
14-33-109-050-1006
14-33-109-050-1007
14-33-109-050-1008

CKA: 2218 NORTH LINCOLN, CHICAGO, IL, 60614

Property of Cook County Clerk's Office