

# UNOFFICIAL COPY

PARTIAL SATISFACTION OR RELEASE  
OF MECHANIC'S LIEN:



STATE OF ILLINOIS            }  
  }  
COUNTY OF Cook            }

Doc#: 1000805115 Fee: \$35.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2010 11:33 AM Pg: 1 of 9

C 70 70009

Pursuant to and in compliance with the Illinois Statute relating to mechanics liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, does hereby acknowledge partial satisfaction and/or partial release of the claim against **KENNY CONSTRUCTION COMPANY**; Lexington Park Condominium Association, SEE ATTACHED SCHEDULE 'A' FOR OWNERS; Lexington Construction, LLC; Lexington Construction Commercial, LLC SEE ATTACHED SCHEDULE "A" FOR LENDERS, for **One Hundred Seventy-Eight Thousand One Hundred Sixty-Six and no Tenths (\$178,166.00) Dollars**, while retaining its claim for the balance of said lien in the amount of \$159,776.20 on the following described property, to wit:

Street Address: **Lexington Park Condominiums 2138 S. Indiana Avenue aka 2135 S. Michigan Chicago, IL 60616:**

*gr*

A/K/A: **Parcel 1 - Residential - All Units as shown on Exhibit "C" and their undivided percentage interest in the common elements in Lexington Park Condominiums as delineated in Condominium Declaration Document #0905710045 recorded 2/26/2009 and all unrecorded units more fully described as follows: See attached Exhibit "A"**

**Parcel 2 - Commercial - See attached Exhibit "B"**

A/K/A: **TAX # 17-22-319-020; 17-22-319-021; 17-22-319-022; 17-22-319-026; 17-22-319-028**

which claim for lien was filed in the office of the recorder of deeds of Cook County, Illinois, as mechanic's lien document number(s) **0929556022; 0932008128**

IN WITNESS WHEREOF, the undersigned has signed this instrument this **January 5, 2010.**

**K & K IRON WORKS, INC.**

BY: *St Thelma*  
Controller

Prepared By: *MAEL fo*  
**K & K IRON WORKS, INC.**  
**5100 S. Lawndale Avenue**  
**McCook, IL 60525**


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

VERIFICATION

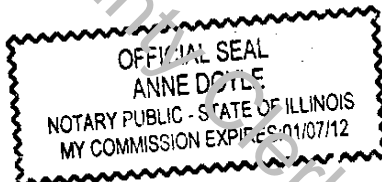
STATE OF ILLINOIS                    )  
  )  
COUNTY OF Cook)

The affiant, Steve Thackston, being first duly sworn, on oath deposes and says that he/she is Controller of the claimant; that he/she has read the foregoing partial satisfaction and release of claim and knows the contents thereof; and that all the statements therein contained are true.

  
\_\_\_\_\_  
Controller

Subscribed and sworn to  
before me this **January 5, 2010**

  
\_\_\_\_\_  
Notary Public's Signature



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CAC File #091029967 SCHEDULE "A"

K & K Iron Works, Inc. vs. Kenny Construction Company

Lexington Park Condominium

Residential Sold Units

L-206, GU-173	Owner	
L-306, GU-99 & 100	Sarah Lieber	
L-506, GU-297	Chi Zhang; Qin Li Jiang	
	Danny J. Kim	

Mortgage
Alliant Credit Union
Alliant Credit Union
Mortgage Electronic Registration Systems, Inc.,
as nominee for CitiMortgage, Inc.

Residential Unsold Units

L-201, L-202, L-203, L-204, L-205	Lexington Construction, LLC	Corus Bank, NA
L-301, L-302, L-303, L-304, L-305		
L-401, L-402, L-403, L-404, L-405,		
L-406		
L-501, L-502, L-503, L-504, L-505		
L-601, L-602, L-603, L-604, L-605,		
L-606		
L-701, L-702, L-703, L-704, L-705,		
L-706		

Commercial Units

Lexington Construction Commercial, LLC

Corus Bank, NA

All Unrecorded Residential Units

Lexington Construction, LLC

Corus Bank, NA

Property of Cook County Clerk's Office

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Exhibit "A" Residential

## Tract 1:

Lots 7, 8 and 9 and the South 30 feet of Lot 6 (except from said South 30 feet the North 18 feet thereof) in Block 26 in Curley's Subdivision of Blocks 24 to 28, both inclusive, in the Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

## Tract 2:

Lots 10, 11 and the South 1/2 of Lot 12 in Block 26 in Curley's Subdivision of Blocks 24 to 28, both inclusive, in the Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

## Tract 3:

All of the vacated North/South 18 foot public alley lying West of and adjoining Lots 7, 8 and 9 and lying East of and adjoining Lots 10, 11 and 12, and lying South of the North line of the South 1/2 of Lot 12 extended Easterly to the West line of Lot 7, and lying North of a line drawn from the Southwest corner of Lot 9 to the Southeast corner of Lot 10, in Block 26 in Curley's Subdivision of Blocks 24 to 28, both inclusive, in the Assessor's Division of the Southwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit D to the Declaration of Condominium recorded February 26, 2009 as document number 0905710045, as amended from time to time, together with their undivided percentage interest in the common elements.

## Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements: Reciprocal Easement and Maintenance Agreement dated February 16, 2009 and recorded February 26, 2009 as document number 0905710044, as more particularly described and defined therein.

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Exhibit "B" Commercial  
 Legal Description Pg 1 of 3

PARCELS HEREINAFTER DESCRIBED AS CONVEYED PARCELS (COMMERCIAL PARCELS 1 THROUGH AND INCLUDING COMMERCIAL PARCEL 6) AS LOCATED ON THE FOLLOWING DESCRIBED LAND:

PARCEL A:

LOTS 7, 8 AND 9 AND THE SOUTH 30 FEET OF LOT 6 (EXCEPT FROM SAID SOUTH 30 FEET THE NORTH 12 FEET THEREOF) IN BLOCK 26 IN GURLEY'S SUBDIVISION OF BLOCKS 24 TO 28 INCLUSIVE IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL B:

LOTS 10, 11 AND THE SOUTH HALF OF LOT 12 IN GURLEY'S SUBDIVISION OF BLOCKS 24 TO 28, BOTH INCLUSIVE, IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL C:

ALL OF THE VACATED NORTH/SOUTH 18 FOOT PUBLIC ALLEY LYING WEST OF AND ADJOINING LOTS 7, 8 AND 9 AND LYING EAST OF AND ADJOINING LOTS 10, 11 AND 12, AND LYING SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF LOT 12 EXTENDED EASTERLY TO THE WEST LINE OF LOT 7; AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 TO THE SOUTHEAST CORNER OF LOT 10, IN BLOCK 26 IN GURLEY'S SUBDIVISION OF BLOCKS 24 TO 28 INCLUSIVE IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CONVEYED PARCELS:

COMMERCIAL PARCEL 1: THAT PART OF SAID LOTS 6 THROUGH 12 AND VACATED ALLEY LYING BELOW AN ELEVATION OF 30.83' CCD (SAID ELEVATION DESCRIBING THE BOTTOM OF CEILING SURFACE) AND ABOVE AN ELEVATION OF 15.43' CCD (SAID ELEVATION DESCRIBING TOP OF FLOOR SURFACE) DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 12 FEET OF SAID LOT 6; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 6, 7 AND 8, 55.88 FEET TO A POINT ON THE SOUTH FACE OF AN INTERIOR WALL; THENCE WEST, ALONG SAID EXTENSION, 1.05 FEET TO A POINT OF BEGINNING AT THE INTERSECTION OF SAID SOUTH FACE AND THE WEST FACE OF AN INTERIOR WALL; THENCE CONTINUING ALONG THE FOLLOWING PERPENDICULAR COURSES WHICH ALL RUN ALONG INTERIOR WALL FACES; WEST 27.34 FEET; SOUTH 3.00 FEET; WEST 21.54 FEET; NORTH 3.00 FEET; WEST 19.72 FEET; SOUTH 43.16 FEET; EAST 16.35 FEET; NORTH 19.25 FEET; EAST 1.50 FEET; SOUTH 20.00 FEET; WEST 0.75 FEET; SOUTH 7.00 FEET; EAST 38.05 FEET; NORTH 0.80 FEET; EAST 10.65 FEET; NORTH 2.80 FEET; EAST 2.80 FEET; NORTH 2.18 FEET; WEST 1.87 FEET; NORTH 2.75 FEET; WEST 1.13 FEET; NORTH 14.17 FEET; EAST 3.00 FEET; NORTH 28.21 FEET TO THE POINT OF BEGINNING.

COMMERCIAL PARCEL 2: THAT PART OF SAID LOTS 6 THROUGH 12 AND VACATED ALLEY LYING BELOW AN ELEVATION OF 30.83' CCD (SAID ELEVATION DESCRIBING THE BOTTOM OF CEILING

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SURFACE) AND ABOVE AN ELEVATION OF 15.43' CCD (SAID ELEVATION DESCRIBING TOP OF FLOOR SURFACE) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 9, THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 9, 1.06 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE WESTERLY, ALONG SAID EXTENSION, 1.03 FEET TO A POINT ON THE INTERSECTION OF SAID NORTH FACE AND THE WEST FACE OF AN INTERIOR WALL; THENCE CONTINUING ALONG THE FOLLOWING 20 PERPENDICULAR COURSES WHICH ALL RUN ALONG INTERIOR WALL FACES; THENCE CONTINUING WEST 38.50 FEET; THENCE NORTH 3.00 FEET; THENCE WEST 9.02 FEET; THENCE SOUTH 3.00 FEET; THENCE WEST 4.14 FEET; THENCE NORTH 19.40 FEET; THENCE WEST 1.50 FEET; THENCE SOUTH 19.40 FEET; THENCE WEST 4.14 FEET; THENCE NORTH 2.55 FEET; THENCE WEST 10.80 FEET; THENCE SOUTH 2.40 FEET; THENCE WEST 30.59 FEET; THENCE SOUTH 0.15 FEET; THENCE WEST 4.90 FEET; THENCE NORTH 19.40 FEET; THENCE WEST 0.75 FEET; THENCE NORTH 5.95 FEET; THENCE EAST 2.80 FEET; THENCE NORTH 5.78 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 54.39 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 39.25 FEET AND A CHORD DISTANCE OF 38.30 FEET; THENCE CONTINUING ALONG THE FOLLOWING 5 COURSES WHICH ALL RUN ALONG INTERIOR WALL FACES AND PARALLEL AND PERPENDICULAR TO THE PREVIOUS 20 COURSES; SOUTH 4.46 FEET; THENCE EAST 61.00 FEET; THENCE NORTH 0.75 FEET; THENCE EAST 2.25 FEET; THENCE SOUTH 24.27 FEET TO THE POINT OF BEGINNING;

COMMERCIAL PARCEL 3: THAT PART OF SAID LOTS 6 THROUGH 12 AND VACATED ALLEY LYING BELOW AN ELEVATION OF 30.83' CCD (SAID ELEVATION DESCRIBING THE BOTTOM OF CEILING SURFACE) AND ABOVE AN ELEVATION OF 14.62' CCD (SAID ELEVATION DESCRIBING TOP OF FLOOR SURFACE) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE EAST, ALONG THE SOUTH LINE OF SAID LOT 10, 53.85 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST FACE OF AN INTERIOR WALL; THENCE NORTH ALONG SAID EXTENSION 17.56 FEET TO A POINT OF BEGINNING AT THE INTERSECTION OF SAID EAST FACE AND THE NORTH FACE OF AN INTERIOR WALL; THENCE CONTINUING ALONG THE FOLLOWING 34 PERPENDICULAR COURSES; NORTH 27.77 FEET; EAST 23.72 FEET; SOUTH 1.71 FEET; EAST 1.23 FEET; NORTH 1.71 FEET; EAST 24.85 FEET; SOUTH 1.72 FEET; EAST 1.21 FEET; NORTH 17.33 FEET; EAST 102.83 FEET; SOUTH 12.47 FEET; WEST 1.03 FEET; SOUTH 4.37 FEET; EAST 0.55 FEET; SOUTH 8.53 FEET; WEST 2.47 FEET; SOUTH 14.01 FEET; EAST 8.98 FEET; SOUTH 19.40 FEET; WEST 37.30 FEET; NORTH 3.10 FEET; WEST 11.31 FEET; SOUTH 3.10 FEET; WEST 17.71 FEET; NORTH 3.10 FEET; WEST 11.35 FEET; SOUTH 3.10 FEET; WEST 11.80 FEET; NORTH 3.10 FEET; WEST 11.25 FEET; SOUTH 3.10 FEET; WEST 35.48 FEET; NORTH 15.70 FEET; WEST 27.67 FEET TO THE POINT OF BEGINNING;

COMMERCIAL PARCEL 4: THAT PART OF SAID LOTS 6 THROUGH 12 AND VACATED ALLEY LYING BELOW AN ELEVATION OF 30.83' CCD (SAID ELEVATION DESCRIBING THE BOTTOM OF CEILING SURFACE) AND ABOVE AN ELEVATION OF 13.90' CCD (SAID ELEVATION DESCRIBING TOP OF FLOOR SURFACE) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10, THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 10, 1.96 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE EASTERLY, ALONG SAID EXTENSION, 1.67 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF SAID NORTH FACE AND THE EAST FACE OF AN INTERIOR WALL; THENCE CONTINUING ALONG THE FOLLOWING 18 PERPENDICULAR COURSES WHICH ALL RUN ALONG INTERIOR WALL FACES, EAST 35.83 FEET; NORTH 10.07 FEET; WEST 4.14 FEET; NORTH 13.27 FEET; EAST 10.23 FEET; NORTH 14.54 FEET; EAST 15.55 FEET; NORTH 10.67 FEET; EAST 5.39 FEET; NORTH 13.94 FEET; EAST 1.35 FEET; NORTH 5.35 FEET; WEST 33.26 FEET; SOUTH 10.26 FEET; EAST 3.05 FEET; SOUTH 9.66 FEET; WEST 3.05 FEET; SOUTH 45.92 FEET TO THE POINT OF BEGINNING;

COMMERCIAL PARCEL 5: THAT PART OF SAID LOTS 6 THROUGH 12 AND VACATED ALLEY, LYING BELOW AN ELEVATION OF 30.83' CCD (SAID ELEVATION DESCRIBING THE BOTTOM OF CEILING

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SURFACE) AND ABOVE AN ELEVATION OF 13.90' CCD (SAID ELEVATION DESCRIBING TOP OF FLOOR SURFACE) DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 10 AND 11, 76.42 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH FACE OF AN INTERIOR WALL; THENCE EASTERLY ALONG SAID EXTENSION, 1.59 FEET TO A POINT OF BEGINNING AT THE INTERSECTION OF SAID NORTH FACE AND EAST FACE OF AN INTERIOR WALL; THENCE CONTINUING ALONG THE FOLLOWING 16 PERPENDICULAR COURSES WHICH ALL RUN ALONG INTERIOR WALL FACES, EAST 3.29 FEET, NORTH 0.93 FEET; EAST 8.73 FEET; NORTH 1.82 FEET; EAST 16.05 FEET; SOUTH 0.68 FEET; EAST 6.15 FEET, NORTH 30.96 FEET; WEST 2.63 FEET; NORTH 4.70 FEET; WEST 31.59 FEET; SOUTH 17.77 FEET; EAST 3.10 FEET; SOUTH 9.77 FEET; WEST 3.10 FEET; SOUTH 10.21 FEET TO THE POINT OF BEGINNING;

COMMERCIAL PARCEL 6: THAT PART OF SAID LOTS 6 THROUGH 12 AND VACATED ALLEY LYING ABOVE ELEVATION 15.43 FEET CCD (DESCRIBING THE TOP OF FLOOR SURFACE) AND BELOW THE CEILING ELEVATIONS (DESCRIBING THE BOTTOM OF CEILING SURFACE) LISTED IN EACH COURSE AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 12 FEET OF SAID LOT 6; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 12 FEET, 81.62 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST FACE OF AN INTERIOR WALL; THENCE SOUTHERLY ALONG SAID EXTENSION 79.80 FEET TO A POINT OF BEGINNING (WITH A CEILING ELEVATION OF 30.83 FEET); THENCE CONTINUING ALONG SAID FACE 19.25 FEET TO A POINT ON THE NORTH FACE OF AN INTERIOR WALL (A CEILING ELEVATION OF 30.83 FEET CCD); THENCE WEST ALONG SAID NORTH FACE, 45.05 FEET (A CEILING ELEVATION OF 33.75 FEET CCD); THENCE NORTH, PARALLEL TO SAID EAST FACE, 16.69 FEET (A CEILING ELEVATION OF 33.75 FEET CCD); THENCE EAST PARALLEL TO SAID NORTH FACE, 2.35 FEET (A CEILING ELEVATION OF 33.60 FEET CCD); THENCE NORTH, PARALLEL TO SAID EAST FACE, 2.56 FEET (A CEILING ELEVATION OF 33.60 FEET CCD); THENCE EAST, PARALLEL TO SAID NORTH FACE; 42.70 FEET TO THE POINT OF BEGINNING.

Provo County Clerk's Office

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Exhibit "C" Pg 1 of 2

LEXINGTON PARK CONDOMINIUMS  
CONDOMINIUM DECLARATION

- L-201
- L-202
- L-203
- L-204
- L-205
- L-206

- L-301
- L-302
- L-303
- L-304
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L-606

L-701

L-702

L-703

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