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Doc#: 1001431093 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/14/2010 02:41 PM Pg: 1 of 4

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RELEASE OF ALL CLAIMS

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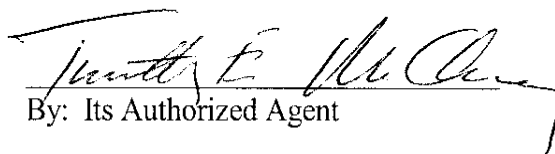
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RELEASE OF ALL CLAIMS

Transwestern Columbia Centre I, L.L.C., its successors and assigns, in consideration of Tenant Development, Inc.'s agreeing to and performing its obligations under the Escrow Agreement dated December 21, 2009, and other good and valuable consideration, the receipt and sufficiency of which is herewith acknowledged, does hereby forever fully, finally and generally release and discharge Tenant Development, Inc., its successors, assigns, directors, officers, employees and agents, from any and all rights of action, claims, damages, losses, costs, expenses, attorneys' fees, and demands whatsoever, arising out of any act occurrence or thing done or omitted to be done by Tenant Development, Inc. or its employees or agents up to the date of this instrument related to the written contract dated February 12, 2009 to furnish and install all labor, equipment and material to complete the build out of office space for and in Suite 750 at 5600 North River Road, Rosemont, Illinois (herein "Premises") in the amount of \$59,777.00, and the written contract dated March 9, 2009 to furnish and install all labor, equipment and material to complete the build out of office space for and in Suite 620 of the Premises in the amount of \$138,930.00, including but not limited to rights of action, claims, damages, losses, costs, expenses, attorneys' fees, and demands whether now known or which may hereafter develop arising from or in any way connected with the foregoing. Notwithstanding the foregoing this release expressly excludes any claims by Transwestern Columbia Centre I, L.L.C. under any warranty or guarantee provided by Tenant Development, Inc. or its agents, suppliers or subcontractors. Delivery of an executed counterpart of this document by any electronic means that reproduces an image of the actual executed signature page shall be effective as delivery of an original manually executed counterpart of this document.

Dated: December __, 2009.

Transwestern Columbia Centre I, L.L.C.


By: Its Authorized Agent

Timothy E. McChesney
Managing Director

NCS423945

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EXHIBIT A**LEGAL DESCRIPTION**

That part of the Southwest Quarter of Section 3, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows:

Commencing at the intersection of the South line of said Southwest Quarter with a line 587.33 feet as measured along the South line of said Southwest Quarter, East of and parallel with the West line of said Southwest Quarter (said last described parallel line being here in after referred to as "Line A", and the South line of said Southwest Quarter having an assumed bearing of North 90 degrees 00 minutes 00 seconds East for this legal description); thence North 90 degrees 00 minutes 00 seconds East along the South line of said Southwest Quarter, 30.02 feet to the point of intersection with a line 30.00 feet, as measured at right angles, East of and parallel with the afore described "Line A"; thence continuing North 90 degrees 00 minutes 00 seconds East along the South line of said Southwest Quarter, 396.15 feet to a point 1013.50 feet, as measured along the South line of said Southwest Quarter, East of the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East at right angles to said last described line 33.00 feet; thence North 68 degrees 35 minutes 22 seconds East, 12.32 feet to the point of intersection with a line 37.50 feet, as measured at right angles, North of and parallel with the South line of said Southwest Quarter, said point being the place of beginning; thence continuing North 68 degrees 35 minutes 22 seconds East, 39.15 feet to a point 1061.42 feet East and 51.79 feet North of the Southwest corner of said Southwest Quarter, as measured along the South line of said Southwest Quarter along a line at right angles thereto; thence North 10 degrees 57 minutes 25 seconds East, 147.00 feet to a point 1089.30 feet East and 196.11 feet North of the Southwest corner of said Southwest Quarter, as measured along the South line of said Southwest Quarter and along a line at right angles thereto; thence North 10 degrees 02 minutes 50 seconds West, 106.50 feet to a point 1070.86 feet East and 300.53 feet North of the Southwest corner of said Southwest Quarter, as measured along the South line of said Southwest Quarter and along a line at right angles thereto; thence North 38 degrees 59 minutes 34 seconds West, 82.70 feet to a point 1018.82 feet East and 364.81 feet North of the Southwest corner of said Southwest Quarter, as measured along the South line of said Southwest Quarter and along a line at right angles thereto; thence North 66 degrees 12 minutes 20 seconds West, 109.29 feet to a point on a line here in after referred to as "Line B", being a straight line drawn from a point on the afore described "Line A", 442.30 feet (Deed — 442.41 feet), as measured along the afore described "Line A", North of the intersection of said "Line A" with the South line of said Southwest Quarter to a point on the center line of River Road, 387.86 feet, as measured along said center line, Northerly of the intersection of said center line of River Road with the South line of said Southwest Quarter, said point on "Line B" being 318.42 feet), as measured along the afore described "Line B", Easterly of the intersection of said "Line B" with the afore described "Line A" and the aforesaid point on "Line B" being at the intersection of said "Line B" with a line drawn at right angles to the South line of said Southwest Quarter from a point on said South line 918.82 feet East of the Southwest Corner of said Southwest Quarter; thence North 55 degrees 43 minutes 22 seconds West, 340.23 feet to an intersection with a line 30.00 feet, as measured at right angles, East of and parallel with the afore described "Line A" (a Northwesterly extension of said last described course intersects the afore described "Line A" at a point 620.87 feet, as measured along the afore described "Line A", North of the intersection of the afore described

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"Line A" with the South line of said Southwest Quarter); thence South 01 degrees 56 minutes 22 seconds West, 563.34 feet to an intersection with a line 37.50 feet, as measured at right angles, North of and parallel with the South line of said Southwest Quarter; thence North 90 degrees 00 minutes 00 seconds East along said last described parallel line, 406.36 feet to the place of beginning, in Cook County, Illinois.

12-03-300-038-0000

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5600 North River Road

Rosemont, IL 60018

Property of Cook County Clerk's Office