

# UNOFFICIAL COPY

## SATISFACTION OR RELEASE OF MECHANIC'S LIEN

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.



Doc#: 1003539067 Fee: \$33.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/04/2010 02:26 PM Pg: 1 of 7

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for valuable consideration, receipt of which is hereby acknowledged, the undersigned, Shambaugh & Son, L.P. ("Shambaugh"), does hereby acknowledge satisfaction or release of the claim for lien against 4400 Park Place, LLC, 4300 Ventnor Avenue, LLC, and Top Hat Construction, dated November 6, 2009 for Seventeen Thousand Nine Hundred Forty-Four and 09/100 Dollars (\$17,944.09), on the following described property:

See legal description attached as Exhibit A.

Commonly known as: 4400 West 45<sup>th</sup> Street, Chicago, Illinois and 4500 South Kolin Avenue, Chicago, Illinois

Permanent Index Nos.: 19-03-400-049-0000 and 19-03-400-036-0000

which claim for lien was filed in the Office of Recorder of Deeds of Cook County, Illinois on NOVEMBER 10, 2009, as Document No. 0931409128

[signature page follows]

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IN WITNESS WHEREOF, the undersigned has signed this instrument on the 17<sup>th</sup> day of November, 2009.

SHAMBAUGH & SON, L.P.

By: Frank D. Feichter  
Name: FRANK D. FEICHTER  
Its: TREASURER

STATE OF Indiana )  
  )    SS  
COUNTY OF Allen    )

I, Carolyn J. Shwinger, a notary public in and for and residing in said county, in the state aforesaid, do hereby certify that Frank D. Feichter, a Treasurer who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such person, appeared before me this day in person and acknowledged that he signed the said instrument as his own free and voluntary act and as the free and voluntary act of Shambaugh & Son, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17<sup>th</sup> day of November, 2009

Carolyn J. Shwinger  
Notary Public



**CAROLYN J. SHWINGER**  
Notary Public, State of Indiana  
County of Allen  
My Commission Expires Jan. 31, 2016

My commission expires:

01-31-2016

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Property of Cook County Clerk's Office

RECOMMENDED BY  
County Public State of Indiana  
County of Adams  
Commission Expires for 2016



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## EXHIBIT A

### LEGAL DESCRIPTION

4400 West 45<sup>th</sup> Street, Chicago, Illinois

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

That part of Lot "B" in the Circuit Court Partition of the South half (1/2) and that part of the Northwest quarter (1/4), lying South of the Illinois and Michigan Canal Reserve Section 3, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois, according to the Plat of said Circuit Court Partition recorded in the Office of the Recorder of Cook County, Illinois on April 29, 1897 as Document Number 2530529, in Book 67 of Plats, Page 44, bounded and described as follows:

Beginning at the intersection of the North line of West 45th Street and a line 24.93 feet East of and parallel to the North and South center line of said Section 3, said parallel line being the Westerly boundary line of the premises conveyed by The First National Bank of Chicago to the then Trustees of the Central Manufacturing District by Deed dated September 15, 1950 and recorded October 16, 1950 as Document Number 14927392; thence West along said North line of West 45th Street a distance of 920.46 feet, more or less, to its intersection with the Westerly boundary line, at this point, of the parcel of land conveyed by the Chicago River and Indiana Railroad Company to The First National Bank of Chicago by Deed dated March 6, 1951 and recorded March 8, 1951 as Document Number 15026337; thence Northerly along last described line a distance of 572.27 feet to a point said point being 893.28 feet, more or less, West of said North and South center line of Section 3; thence Southeasterly along a straight line to its Point of Intersection with a line parallel to and 740.65 feet South of the East and West center line of said Section 3, said Point of Intersection being 886.66 feet West of said North and South center line of Section 3; thence Southeasterly along a curved line, convex to the Southwest and having a radius of 328.12 feet to a point which is 741.24 feet West of said North and South center line, and 881.77 feet South of the East and West center line of said Section 3; thence continuing Southeasterly along a curved line, convex to the Southwest and having a radius of 921.31 feet to a point which is 667.45 feet West of said North and South center line and 913.79 feet South of the East and West center line of said Section 3; thence continuing Southeasterly along a curved line convex to the Southwest and having a radius of 328.12 feet to a point on a line parallel to

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and 935.32 feet South of the said East and West center line of Section 3, said point being 550.69 feet West of said North and South center line of Section 3; thence East along last described parallel line a distance of 301.41 feet, more or less, to a point 249.28 feet West of the North and South center line of said Section 3; thence Southeasterly along a straight line to its point of intersection with a line parallel to and 970.57 feet South of said East and West center line of Section 3, said Point of Intersection being 3.25 feet East of said North and South center line of Section 3; thence East along last described parallel line to its intersection with a line parallel to and 24.93 feet East of said North and South center line of Section 3; thence South along last described parallel line to the Point of Beginning the last 3 last mentioned courses being the Southwesterly and Westerly boundary lines of the premises conveyed by The First National Bank of Chicago to the then Trustees of the Central Manufacturing District by aforementioned Deed dated September 15, 1950 (Document 14927392).

The foregoing description is based upon the following definitions:

The East and West center line of said Section 3 is defined as a straight line drawn from a point on the East line of said Section 3, measured 2597.19 feet South from the Northeast corner of said Section 3, and measured 2669.84 feet North from the Southeast corner of said Section 3 to a point on the West line of said Section 3, measured 2598.77 feet South from the Northwest corner of said Section 3, and measured 2661.19 feet North from the Southwest corner of said Section 3.

The North and South center line of said Section 3 is defined as a straight line drawn from a point on the North line of said Section 3, measured 2648.14 feet West from the Northeast corner of said Section 3, and measured 2642.84 feet East from the Northwest corner of said Section 3, to a point on the South line of said Section 3, measured 2669.37 feet West from the Southeast corner of said Section 3, and measured 2668.04 feet East from the Southwest corner of said Section 3.

West 45th Street is defined as a strip of land lying in Lot "B" of the Subdivision recorded April 29, 1897, in Book 67 of Plats, Page 44, as Document 2530529 which is 66 feet in width, extending Westerly from the West line of South Kolin Avenue, extended Northerly to the Westerly boundary line (where the same extends from across the 66 foot strip) of a parcel of land conveyed by The Chicago River and Indiana Railroad Company to The First National Bank of Chicago by Deed dated March 6, 1951 and recorded March 8, 1951 as Document Number 15026337. The South line of said strip is a straight line parallel to and 1366.32 feet South of the East and West center line of Section 3. The North line of said strip is a straight line parallel to and 66 feet North of the South line of said strip.

APN: 19-03-400-049-0000

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## 4500 South Kolin Avenue, Chicago, Illinois

### PARCEL 1:

THAT PART OF LOT 'B' IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4, LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897 AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET), (HEREINAFTER DEFINED), SAID SOUTH LINE OF WEST 45TH STREET, BEING 1366.32 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTERLINE OF SECTION 3 (HEREINAFTER DEFINED), SAID POINT BEING 1.93 FEET EAST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 3 (HEREINAFTER DEFINED); THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO A POINT ON THE WEST LINE OF SOUTH KOLIN AVENUE (A PRIVATE STREET), SAID WEST LINE BEING 277.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE SOUTH ALONG SAID WEST LINE OF SOUTH KOLIN AVENUE TO A POINT IN A LINE 1666.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE WEST ALONG SAID LAST DESCRIBED PARALLEL LINE TO A POINT 201.07 FEET WEST OF THE SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN A LINE 1.93 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTERLINE OF SECTION 3, SAID POINT BEING 1644.22 FEET SOUTH OF SAID EAST AND WEST CENTERLINE; THENCE NORTH ALONG LAST DESCRIBED PARALLEL LINE 277.9 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF LOT 'B' IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN OFFICE OF RECORDS OF COOK COUNTY, ILLINOIS ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT 2530529, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET), SAID SOUTH LINE OF WEST 45TH STREET, BEING 1366.32 FEET SOUTH OF AND PARALLEL TO EAST AND WEST CENTERLINE OF SECTION 3, SAID POINT BEING 458.07 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE EAST ALONG SAID SOUTH LINE OF WEST 45TH STREET TO A POINT IN A LINE PARALLEL TO AND 1.93 FEET EAST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 1644.22 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE SOUTHWESTERLY TO A POINT IN A LINE 1666.32 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTERLINE OF SECTION 3, SAID POINT BEING 201.07 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO A POINT OF CURVE 552.97 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 326.85

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FEET, AN ARC DISTANCE OF 131.21 FEET, MORE OR LESS TO A POINT OF COMPOUND CURVE 1640.34 FEET SOUTH OF SAID EAST AND WEST CENTERLINE AND 680.53 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 755.49 FEET, AN ARC DISTANCE OF 65.93 FEET, MORE OR LESS TO A POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTERLINE AND 739.85 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 151.80 FEET, MORE OR LESS TO A POINT IN A LINE PARALLEL TO AND 1648.32 FEET SOUTH OF SAID EAST AND WEST CENTERLINE, SAID POINT BEING 594.24 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT IN A LINE PARALLEL TO AND 458.07 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF LOT "A" IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTHWEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 26 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CIRCUIT COURT PARTITION RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS IN BOOK 67 OF PLATS PAGE 44 ON APRIL 29, 1897, AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF WEST 45TH STREET (A PRIVATE STREET) AND A LINE PARALLEL TO AND 458.07 FEET WEST OF THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3, SAID PARALLEL LINE BEING THE WESTERLY BOUNDARY LINE OF THE LAND CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JANUARY 7, 1947 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON FEBRUARY 6, 1947 IN BOOK 41948 AT PAGE 150 AS DOCUMENT 13990515; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 1648.32 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SAID SECTION 3; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE TO A POINT 594.24 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3; THENCE NORTHWESTERLY ALONG A CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 151.80 FEET, MORE OR LESS TO A POINT 1611.96 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3 AND 739.85 FEET WEST OF SAID NORTH AND SOUTH CENTERLINE OF SECTION 3, THE TWO (2) LAST MENTIONED COURSES BEING THE NORTHERLY AND NORTHEASTERLY BOUNDARY LINE, AT THIS POINT OF THE SAID LAND CONVEYED BY THE FIRST NATIONAL BANK OF CHICAGO TO THE THEN TRUSTEES OF THE CENTRAL MANUFACTURING DISTRICT BY DEED DATED JANUARY 7, 1947 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, ON FEBRUARY 6, 1947 IN BOOK 41948 AT PAGE 150 AS DOCUMENT 13990515; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 310.62 FEET, AN ARC DISTANCE OF 267.89 FEET MORE OR LESS TO ITS INTERSECTION WITH THE WESTERLY BOUNDARY LINE, AT THIS POINT, OF THE PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951, AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1951, IN BOOK 46556, AT PAGE 458 AS DOCUMENT 15026337, SAID POINT OF INTERSECTION, BEING 1405.38 FEET SOUTH OF SAID EAST AND WEST CENTERLINE OF SECTION 3; THENCE NORTH ALONG THE LAST DESCRIBED

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LINE TO ITS INTERSECTION WITH THE SOUTH LINE OF WEST 45TH STREET; THENCE EAST ALONG THE SOUTH LINE OF WEST 45TH STREET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**THE FOREGOING DESCRIPTIONS ARE BASED ON THE FOLLOWING DEFINITIONS:**

WEST 45TH STREET (A PRIVATE STREET) IS DEFINED AS A STRIP OF LAND, LYING IN LOT 'B' OF THE SUBDIVISION RECORDED ON APRIL 29, 1897 IN BOOK 67 OF PLATS PAGE 44 AS DOCUMENT 2530529, WHICH IS 66.00 FEET IN WIDTH, EXTENDING WESTERLY FROM THE WEST LINE OF SOUTH KOLIN AVENUE EXTENDED NORTHERLY, (SAID WEST LINE OF SOUTH KOLIN AVENUE, BEING 236.93 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SECTION 3) TO THE WESTERLY BOUNDARY LINE (WHERE SAME EXTENDS ACROSS THE 66-FOOT STRIP) OF A PARCEL OF LAND CONVEYED BY THE CHICAGO RIVER AND INDIANA RAILROAD COMPANY TO THE FIRST NATIONAL BANK OF CHICAGO, BY DEED DATED MARCH 6, 1951 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS ON MARCH 8, 1951 IN BOOK 46556 AT PAGE 158 AS DOCUMENT 15026337, THE SOUTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 1366.32 FEET SOUTH OF THE EAST AND WEST CENTERLINE OF SECTION 3 THE NORTH LINE OF SAID STRIP IS A STRAIGHT LINE PARALLEL TO AND 66.00 FEET NORTH OF THE SOUTH LINE OF SAID STRIP;

THE EAST AND WEST CENTERLINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 3, MEASURED 2597.19 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2669.84 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID SECTION 3 TO A POINT ON THE WEST LINE OF SAID SECTION 3 MEASURED 2598.77 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 3 AND MEASURED 2661.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 3;

THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 3 IS DEFINED AS A STRAIGHT LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 3 MEASURED 2648.14 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2642.84 FEET EAST FROM THE NORTHWEST CORNER OF SAID SECTION 3 TO A POINT ON THE SOUTH LINE OF SAID SECTION 3 MEASURED 2669.37 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 3 AND MEASURED 2668.04 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 3, ALL IN COOK COUNTY, ILLINOIS.

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