



Doc#: 1016129028 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/10/2010 12:05 PM Pg: 1 of 9

Prepared by
and Return to:
Howard M. Turner
222 N. LaSalle St.
Chicago, IL 60601

2009060880 E-12
Portfolio Title Company

(Space Above This Line for Recording Data)

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS that American Building Services, LLC d/b/a M-D Building Material, of 953 Seton Court, Wheeling, IL 60090, County of Cook, State of Illinois, for and in consideration of one dollar, and for other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby remise, release, convey and quit-claim unto Walsh Construction Company, Lakeshore East LLC and Lakeshore East Park Homes LLC, their heirs, legal representatives and assigns, all the right, title, interest, claim or demand whatsoever, American Building Services, LLC d/b/a M-D Building Material may have acquired in, through, or by a certain Subcontractor's Claim for Lien, recorded in the Recorder's Office of Cook County, in the State of Illinois on May 10th, 2010 as Document Number 1013018042, to the premises therein described, situated in the County of Cook, State of Illinois as follows, to wit:

See Real Estate described on Exhibit 1 attached hereto.

Pin # 17-10-400-027-0000

together with all the appurtenances and privileges thereunto belonging or appertaining.

WITNESS our hand and seal this 21st day of May, 2010.

AMERICAN BUILDING SERVICES, LLC
D/B/A M-D BUILDING MATERIAL

BY: 
ITS: EXECUTIVE VICE PRESIDENT

C.F.
9

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EXHIBIT 1 TO SUBCONTRACTOR'S ~~NOTICE OF~~ CLAIM FOR MECHANIC'S LIEN

The real estate subject to this lien consists of:

1. The Parkhomes At Lakeshore East Condominiums as Delineated on a survey of the following described Real Estate:

Lot 18 in Lakeshore East subdivision, being a subdivision of part of lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, according to the plat of said Lakeshore East subdivision, recorded March 4, 2003 as document 0030301045.

which survey is attached as Exhibit A to the Declaration of Condominium recorded December 2, 2009 as document number 0933618051, including but not limited to the units referred to on Exhibit B attached to such Declaration of Condominium, a copy of which is attached to this Exhibit 1 as Exhibit B; and

2. The real estate described in Exhibit C attached to such Declaration of Condominium, a copy of which is attached to this Exhibit 1 as Exhibit C.
3. The Non Exclusive Easement described in Exhibit D attached to this Exhibit 1.

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Exhibit B
 TO
**DECLARATION OF CONDOMINIUM OWNERSHIP
 AND OF
 EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
 FOR THE PARKHOMES AT LAKESHORE EAST CONDOMINIUM ASSOCIATION**

PERCENTAGE OF OWNERSHIP INTERESTS IN THE COMMON ELEMENTS

Parking/ Unit No.	Storage Space	Percentage of Ownership
Building 1		
401		5.029488%
403		4.485251%
409		4.410184%
411		4.485251%
415		4.369827%
419		4.710453%
421		4.654152%
423		4.710453%
425		4.654152%
427		4.091149%
Building 2		
174		3.737090%
175		2.983909%
176		3.520639%
178		1.126007%
179		2.252004%
180		5.726567%
181		2.325195%
182		3.563091%
183		2.392755%
184		4.696747%
185		3.378011%
187		3.471845%
190		4.479637%
191		3.321857%
192		2.422268%
Parking		
P-1	SS-1	0.125000%
P-2	SS-2	0.125000%
P-3		0.125000%
P-4		0.125000%
P-5	SS-5	0.125000%
P-6	SS-6	0.125000%
P-7		0.125000%
P-8		0.125000%

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P-9		
P-10	SS-9	0.125000%
P-11	SS-10	0.125000%
P-12		0.125000%
P-13		0.125000%
P-14	SS-13	0.125000%
P-15	SS-14	0.125000%
P-16		0.125000%
P-17		0.125000%
P-18	SS-17	0.125000%
P-19	SS-18	0.125000%
P-20		0.125000%
P-21		0.125000%
P-22	SS-21	0.125000%
P-23		0.125000%
P-24		0.125000%
P-25		0.125000%
P-26		0.125000%
P-27		0.125000%
P-28	SS-28	0.125000%
P-29		0.125000%
P-30		0.125000%
P-31		0.125000%
P-32		0.125000%
P-33		0.125000%
P-34		0.125000%
P-35		0.125000%
P-36		0.125000%
P-37	SS-36	0.125000%
P-38		0.125000%
P-39		0.125000%
P-40		0.125000%

100 %
Cook's Office

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Exhibit C
TO
DECLARATION OF CONDOMINIUM OWNERSHIP
AND OF
EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS
FOR THE PARKHOMES AT LAKESHORE EAST CONDOMINIUM ASSOCIATION

LEGAL DESCRIPTION OF THE ADDITIONAL PROPERTY

THAT PART OF THE LAND, PROPERTY AND SPACE COMPRISED OF A PART OF LOT 16 AND 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045 SAID PART LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 5.00 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOTS 16 AND 17 DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID LOT 16 (SAID EAST LINE BEING ALSO THE WEST LINE OF N. FIELD BOULEVARD) WITH A LINE WHICH IS 17.50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 16 (SAID NORTH LINE BEING ALSO THE SOUTH LINE OF E. BENTON PLACE);
THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE (SAID PARALLEL LINE BEING PERPENDICULAR TO SAID EAST LINE OF LOT 16), A DISTANCE OF 171.43 FEET;
THENCE SOUTH ALONG A STRAIGHT LINE A DISTANCE OF 10.00 FEET TO A POINT WHICH IS 23.19 FEET, MEASURED PERPENDICULARLY, SOUTH OF SAID NORTH LINE OF LOT 16 AND 179.65 FEET, MEASURED PERPENDICULARLY, WEST OF SAID EAST LINE OF LOT 16;
THENCE EAST ALONG A LINE PARALLEL TO SAID NORTH LINE OF LOT 16, A DISTANCE OF 8.56 FEET;
THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 9.67 FEET;
THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST COURSE, A DISTANCE OF 10.83 FEET;
THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 14.42 FEET;
THENCE WEST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.50 FEET TO AN INTERSECTION WITH A LINE WHICH IS 204.42 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF LOT 16 AND 17;
THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 22.17 FEET;
THENCE EAST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF LOT 16, A DISTANCE OF 34.92 FEET;
THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 18.58 FEET;
THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 11.33 FEET;

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THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.46 FEET TO AN INTERSESECTION WITH A LINE WHICH IS 55.33 FEET, MEASURED PERPENDICULARLY, SOUTH OF SAID NORTH LINE OF LOT 16;
THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 99.83 FEET;
THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.75 FEET;
THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.08 FEET;
THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.60 FEET;
THENCE NORTHEASTWARDLY ALONG A LINE DEFLECTING 45 DEGREES, 00 MINUTES, 00 SECONDS TO THE RIGHT WITH THE NORTHWARD PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 6.08 FEET;
THENCE EAST ALONG A LINE WHICH IS 34.08 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF LOT 16, A DISTANCE OF 12.87 FEET;
THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.84 FEET;
THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.76 FEET;
THENCE NORTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 8.42 FEET;
THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 20.33 FEET TO AN INTERSECTION WITH SAID EAST LINE OF LOT 16;
THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

ALSO THAT PART OF THE PROPERTY AND SPACE LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 14.00 ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 24.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY OF THAT PART OF SAID LOT 16 DESCRIBED AS FOLLOWS:
BEGINNING AT SAID INTERSECTION OF THE EAST LINE OF SAID LOT 16 WITH A LINE WHICH IS 17.50 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 16,
THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 32.40 FEET;
THENCE SOUTH ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 12.00 FEET;
THENCE EAST ALONG A LINE PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.40 FEET TO SAID EAST LINE OF LOT 16;
THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

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Exhibit D

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFOREMENTIONED, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020 AND AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF MARCH 3, 2003 AND RECORDED MARCH 7, 2003 AS DOCUMENT 0030322531, AND AS AMENDED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF NOVEMBER 12, 2004 AND RECORDED NOVEMBER 19, 2004 AS DOCUMENT 0432427091, AND RE-RECORDED JANUARY 19, 2005 AS DOCUMENT NUMBER 0501919098, AND FURTHER AMENDED BY THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632009, AND FURTHER AMENDED BY FOURTH AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT 0505632012, AND FURTHER AMENDED BY FIFTH AMENDMENT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST EXECUTED BY LAKESHORE EAST LLC DATED AS OF OCTOBER 27, 2006 AND RECORDED NOVEMBER 9, 2006 AS DOCUMENT 0631333004 AND ALSO RE-RECORDED ON FEBRUARY 9, 2007 AS DOCUMENT 0704044062, AND AS SUPPLEMENTED BY NOTICE OF SATISFACTION OF CONDITIONS RELATED TO FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST LLC, DATED AS OF FEBRUARY 9, 2007 AND RECORDED MAY 22, 2007 AS DOCUMENT 00714222037.

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EXHIBIT 2

TOTAL PRICE	\$ 513,057.41		
BALANCE DUE	\$ 194,800.00		
		ALLOCATION OF BALANCE DUE AMONG THE UNITS	
PERCENTAGE UNPAID	0.379684605		
		TOTAL PRICE	AMOUNT DUE
COMMON AREA		\$ 170,234.00	\$ 64,635.23
			To be allocated as per percentage interest.
Unit 174		\$ 11,836.00	\$ 4,493.95
Unit 175		\$ 11,609.00	\$ 4,407.76
Unit 176		\$ 12,027.00	\$ 4,566.47
Unit 178		\$ 13,344.00	\$ 5,066.51
Unit 179		\$ 12,247.00	\$ 4,650.00
Unit 180		\$ 55,415.00	\$ 21,040.22
Unit 181		\$ 11,831.00	\$ 4,492.05
Unit 182		\$ 11,972.00	\$ 4,545.58
Unit 183		\$ 11,969.00	\$ 4,544.45
Unit 184		\$ 11,781.00	\$ 4,473.06
Unit 185		\$ 11,787.00	\$ 4,475.34
Unit 187		\$ 11,353.00	\$ 4,538.37
Unit 190		\$ 14,935.00	\$ 5,670.59
Unit 191		\$ 12,639.00	\$ 4,798.83
Unit 192		\$ 11,419.00	\$ 4,335.62
Unit 401		\$ 11,691.00	\$ 4,438.89
Unit 403		\$ 11,574.00	\$ 4,394.47
Unit 409		\$ 11,754.00	\$ 4,462.81
Unit 411		\$ 11,359.00	\$ 4,312.84
Unit 415		\$ 11,218.00	\$ 4,259.30
Unit 419		\$ 11,408.00	\$ 4,331.44
Unit 421		\$ 11,650.00	\$ 4,423.33
Unit 423		\$ 11,604.41	\$ 4,406.02
Unit 425		\$ 11,924.00	\$ 4,527.36
Unit 427		\$ 11,877.00	\$ 4,509.51
Totals		\$ 513,057.41	\$ 194,800.00