

# UNOFFICIAL COPY



Doc#: 1033731069 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/03/2010 02:50 PM Pg: 1 of 6

FOR RECORDER'S USE ONLY

## RELEASE OF MECHANIC'S LIEN

Pursuant to and in compliance with the Illinois statute relating to mechanic's liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, **Westward Development Company, Inc.**, contractor, does hereby acknowledge satisfaction or release of the Claim for Mechanic's Lien, for work performed through October 18, 2010 only, against the following:

As to Premises One

**Ten East Delaware, LLC, Talbott Associates, L.P., d/b/a The Talbott Hotel, Ten East Delaware Condominium Association, Bice Café, LLC d/b/a Bice Restaurant Group ("Bice");** and any person claiming an interest in the real estate as hereinafter described by, through, or under the Owners, for **Fifty-five Thousand Seven Hundred Forty-three Dollars (\$55,743.00)** plus interest for work performed through October 18, 2010 only, on the following described property, to wit:

PARCEL: See Exhibit A  
P.I.Ns.: 17-03-209-010 and 17-03-209-021

which property is commonly known as the Talbott Hotel, 10 E. Delaware Street, Chicago, Illinois 60601 ("Premises One").

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As to Premises Two

**Talbott Associates, L.P., d/b/a The Talbott Hotel, Park National Bank, as successor trustee to Cosmopolitan Bank and Trust, successor trustee to Cosmopolitan National Bank of Chicago, as trustee under a trust dated January 16, 1985 dated 27362 (the "Trust"), Bice Café, LLC d/b/a Bice Restaurant Group ("Bice"), Inland Bank and Trust, Laureanne L. Kromelov, AmeriMark Bank, and any person claiming an interest in the real estate as hereinafter described by, through, or under the Owners, for **Thirty-seven Thousand One Hundred Sixty-two Dollars (\$37,162.00)** plus interest for work performed through October 18, 2010 only, on the following described property, to wit:**

**PARCEL: LOTS 1, 2 AND 3 IN NAPER'S RESUBDIVISION OF LOTS 2, 3, 4 AND 5 IN SUPERIOR COURT PARTITION OF THE EAST 2/3 OF BLOCK 12 IN THE SUBDIVISION OF THE COMMISSIONERS OF THE ILLINOIS AND MICHIGAN CANAL OF THE SOUTH FRACTIONAL ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

P.I.N.: 17-03-209-012

which property is commonly known as the Talbott Hotel, 20 E. Delaware Street, Chicago, Illinois 60601 (Premises Two)

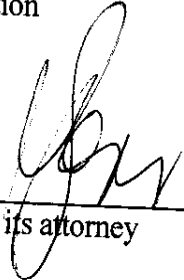
Said claim for lien as to Premises One and Two was filed in the office of the Cook County Recorder, State of Illinois as Document No. 1030634083, on November 2, 2010.

Claimant reserves its right to assert a mechanics lien claim for work performed after October 18, 2010, and to pursue certain contract claims against Bice for the period prior to October 18, 2010.

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IN WITNESS WHEREOF, the undersigned has signed this instrument this 31<sup>d</sup> day of December, 2010.

Westward Development Company, Inc., an Illinois corporation

By:  \_\_\_\_\_  
its attorney

Property of Cook County Clerk's Office

**This instrument was prepared by and after recording should be mailed to:**

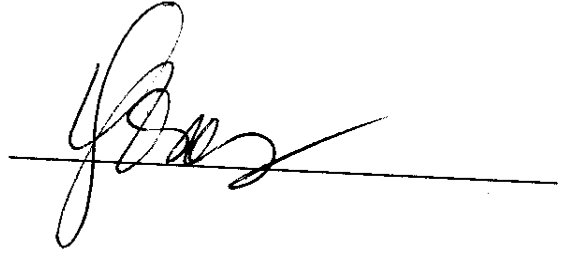
Kori M. Bazanos  
Law Offices of Kori M. Bazanos  
100 West Monroe St., Ste. 2100  
Chicago, Illinois 60603  
(312) 578-0410

**For the protection the Owner, this Release should be filed in the Office of the Cook County Recorder of Deeds**

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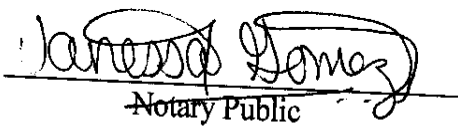
## VERIFICATION

The undersigned, Kori M. Bazanos, being first duly sworn, on oath deposes and states that she is an authorized representative of **Westward Development Company, Inc.**, that she has read the above and foregoing Release of Mechanic's Lien and that to the best of her knowledge and belief the statements therein are true and correct.



Property of Cook County Clerk's Office

**SUBSCRIBED** and **SWORN** to  
before me this 31<sup>st</sup> day  
of December, 2010.

  
Notary Public



My commission expires: 4/21/14

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## EXHIBIT A

### LEGAL DESCRIPTION OF PREMISES

#### PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY ALL TAKEN AS A TRACT; THAT PART OF THE SOUTH HALF OF THE WEST THIRD OF BLOCK 12 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, AND THAT PART OF LOT 6 IN THE SUPERIOR COURT PARTITION OF THE EAST TWO THIRDS OF BLOCK 12 IN THE CANAL TRUSTEES' SUBDIVISION AFORESAID, ALL IN TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE NORTH 00 DEGREES, 15 MINUTES, 31 SECONDS EAST, ALONG THE WEST LINE OF SAID BLOCK 12, A DISTANCE OF 88.67 FEET, SAID POINT BEING 127.41 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER OF BLOCK 12 AFORESAID; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 102.45 FEET TO A POINT, SAID POINT BEING 88.82 FEET (AS MEASURED PERPENDICULARLY) NORTH OF THE SOUTH LINE OF BLOCK 12 AFORESAID; THENCE NORTH 72 DEGREES, 42 MINUTES, 44 SECONDS EAST, ALONG A LINE HEREINAFTER REFERRED TO "LINE A", 38.95 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF LOT 6 AFORESAID; THENCE SOUTH 00 DEGREES, 19 MINUTES, 51 SECONDS WEST, ALONG THE EAST LINE OF LOT 6 AFORESAID, 99.85 FEET TO ITS SOUTHEAST CORNER THEREOF; THENCE NORTH 80 DEGREES, 54 MINUTES, 49 SECONDS WEST, ALONG THE SOUTH LINE OF BLOCK 12 AFORESAID TO THE POINT OF BEGINNING OF SAID TRACT OF LAND:

THAT PART LYING ABOVE AN ELEVATION OF 14.00 FEET CITY OF CHICAGO DATUM, BEING THE TOP OF THE CONCRETE FLOOR AND BELOW THE BOTTOM OF THE CONCRETE CEILING BEING A SLOPED SURFACE WITH AN ELEVATION AT THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIPTION OF 31.73 FEET, AN ELEVATION OF 28.67 FEET AT THE NORTHWEST CORNER OF THE FOLLOWING DESCRIPTION, AN ELEVATION OF 28.25 FEET AT THE NORTHEAST CORNER OF THE FOLLOWING DESCRIPTION AND 30.62 FEET AT THE SOUTHEAST CORNER OF THE FOLLOWING DESCRIPTION, ALL ON CITY OF CHICAGO DATUM, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES, 54 MINUTES, 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID TRACT, 2.24 FEET; THENCE NORTH 00 DEGREES, 05 MINUTES, 11 SECONDS EAST, 2.53 FEET TO THE INTERIOR CORNER OF THE WALLS AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACES OF THE WALLS THE FOLLOWING COURSES AND DISTANCES; NORTH 89 DEGREES, 53 MINUTES, 28 SECONDS WEST 10.00 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.00 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 3.00 FEET, SOUTH 00 DEGREES, 00 MINUTES, 32 SECONDS WEST 2.00 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 11.50 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 5.82 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 9.00 FEET, NORTH 00 DEGREES, 03 MINUTES, 32 SECONDS EAST 1.50 FEET, NORTH 89 DEGREES, 56 MINUTES, 28 SECONDS WEST 5.28 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 13.70 FEET, NORTH 89 DEGREES, 22 MINUTES, 55 SECONDS EAST 3.30 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 4.00 FEET, SOUTH 89 DEGREES, 22 MINUTES, 55 SECONDS WEST 3.30 FEET, NORTH 00 DEGREES, 37 MINUTES, 05 SECONDS WEST 4.52 FEET, NORTH 89 DEGREES, 22 MINUTES, 55 SECONDS EAST 5.53 FEET, NORTH 00 DEGREES, 33 MINUTES, 06 SECONDS WEST 25.97 FEET, SOUTH 89 DEGREES, 44 MINUTES, 33 SECONDS EAST 15.00 FEET,

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NORTH 00 DEGREES, 15 MINUTES, 27 SECONDS EAST, 3.35 FEET, SOUTH 89 DEGREES, 44 MINUTES, 33 SECONDS EAST 25.75 FEET, SOUTH 00 DEGREES, 23 MINUTES, 30 SECONDS WEST 49.97 FEET, NORTH 89 DEGREES, 36 MINUTES, 30 SECONDS WEST 0.76 FEET, SOUTH 00 DEGREES, 03 MINUTES, 32 SECONDS WEST 2.00 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DESCRIBED IN THE DECLARATION OF EASEMENTS AND OPERATING REQUIREMENTS DATED DECEMBER 14, 2009 AND RECORDED DECEMBER 15, 2009 AS DOCUMENT 0934910050.

P.I. NOS.: 17-23-209-010-0000  
17-23-209-021-0000

ADDRESS OF PREMISES: 10 EAST DELAWARE PLACE  
EAST RETAIL PARCEL (RETAIL PARCEL I)  
CHICAGO, ILLINOIS 60611

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