State of Illinois )
SS
County of Cook )

Doc#: 1201216077 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/12/2012 02:42 PM Pg: 1 of 3

Pursuant to and in compliance with the Illinois statute relating to mechanics' liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, ACCURATE WASTE AND RECYCLING SERVICES INCORPOPATED, does hereby acknowledge satisfaction or release of

the claim for lien against DENNIS M. FLAUM d/b/a CREATIVE CONSTRUCTION AND ROOFING, LLC (Contractor) and 2046 NORTH AVE. LLC (Owner) for TEN THOUSAND NINE HUNDRED FORTY-FIVE AND 60/100 (\$10,945 50) DOLLARS, on the following described property, to-wit:

PARCEL 1: THE SOUTH 1:0 FEET OF LOT 1 AND THE SOUTH 1:20 FEET OF LOT 2 IN THE SUBDIVISION OF 13 1/3 RCDS WEST OF AND ADJOINING THE EAST 29 RODS OF THE SOUTH 1:2 RODS OF THE SOUTH 1:2 OF THE SOUTH 1:2 OF THE SOUTHWEST 1:4 OF SECTION 31, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 4 AND 5 IN ALLEN'S SUBDIVISION OF THAT PART OF THE WEST 138 FEET OF THE EAST 29 RODS OF THE SOUTH 12 RODS OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31. TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING 101 FEET SOUTHWEST OF MILWAUKEE AVENUE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID LOT 85 FEET; THENCE EAST PAR ALLEL WITH THE SOUTH LINE OF SAID LOT TO THE EAST LINE OF SAID LOT; THENCE RUNNING SOUTHEAST TO A POINT ON THE EAST LINE OF SAID LOT 4; 64 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH TO THE SAID SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST ON THE SOUTH LINE OF LOTS 4 AND 5 TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

which claim for lien was filed in the office of the recorder of deeds of Cook County, Illinois, on January 3, 2012, as mechanics' lien Document No. 1200318042.

**Permanent Real Estate Index Numbers**: 14-31-333-007-0000; 14-31-333-008-0000; 14-31-333-009-0000; 14-31-333-010-0000

Address of property: 2040 West North Avenue, Chicago, Illinois 60647

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## **UNOFFICIAL COP**

IN WITNESS WHEREOF, the undersigned has signed this instrument this 10th day of January, 2012.

State of Illinois

County of Cook

This instrument prepared by:

Richard D. Boonstra, Esq. Hoogendoorn & Talbot LLP 122 South Michigan Avenue

Chicago, Illinois 60603

After recording return to:

**Suite 1220** 

) SS

Accurate Waste and Recycling Services Incorporated By: Authorized Agent FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED. I, Cindy S. Shelton, a notary public in and for the county in the state aforesaid, do hereby certify that Richard D. Boonstra, Authorized Agent of Accurate Waste and Recycling Services Incorporated, personally known to me to be the same pason whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and official seal this 10th day of January, 2012. Notary Public OFFICIAL SEAL CINDY S SHELTON

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UNOFFICIAL C STATE OF ILLINOIS COUNTY OF COOK Loan # TO WHOM IT MAY CONCERN WHEREAS the undersigned has been employed by Dennis M. Flaum dba Creative Construction and Roofing LLC to furnish <u>refuse removal</u> for the premises known as 2040 West North Avenue, Chicago, IL 60647 of which 2040 North Ave. LLC is the owner The undersigned, for and in consideration of  $\underline{Six}$  Thousand and 00/100\_\_) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanic's liens, with respect to and on said above-described premises, and the improvements thereon, and on the material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor, services, material, fixtures, apparatus or machinery heretofore furnished, or which may be furnished at any time hereafter, by the undersigned for the above-described premises. Given unde and seal Signature and Seals NOTE: All waivers must be for the full amount paid. If waiver is for a corporation, corporate name should be used, corporate seal affixed and title of officer signing waiver should be set for di; if waiver is for a partnership, the partnership name should be used, partner should sign and designate himself as partner. CONTRACTOR'S AFFIDAVIT STATE OF ILLINOIS COUNTY OF COOK TO WHOM IT MAY CONCERN: THE undersigned, being duly sworn, deposes and says tha he is the authorized agent of the Accurate Waste and Recycling Services Incorporated refuse removal who is the contractor for the work on the building located at <u>2040 W. North Ave.</u> 2040 North Aje. LLC owned by That the total amount of the contract including extras is \$10,945.60 which he has received payment of \$.00 That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material collabor or both for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construct on thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications: NAMES WHAT FOR CONTRACT AMOUNT THY, BALANCE PRICE PAID PAYMENT DUE NONE TOTAL LABOR AND MATERIAL TO COMPLETE That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated. Signed this 10th January day of Signature OFFICIAL SEAL 10th cribed an CIMDY IS SHEEL FOR his January day of NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/04/15