

# UNOFFICIAL COPY



Doc#: 1206110071 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/01/2012 03:34 PM Pg: 1 of 2

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

## PARTIAL RELEASE OF MECHANICS LIEN CLAIM

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, being sole manager of Vanguard Development Group, LLC, does hereby acknowledge partial satisfaction of and partially releases the claim for lien filed with the Cook County Recorder of Deeds on August 15, 2011 as Document No. 1122722071 against Chicago Title Land Trust Company, as Trustee under trust agreement dated October 28, 2009 and known as Trust No. 8022353997 and the beneficiary or beneficiaries of the trust; Martin D. Herman and Kerri R. Herman; Harris Bank N.A.; The Wellington Lake Shore Homeowners Association; and unknown owners in the partial release amount of \$191,390.68 and amends the Mechanics Lien Claim to the amount of \$37,124.11 on the property commonly known as:

320 W. Wellington, Chicago, Illinois.

The permanent real estate tax number is 14-28-202-035-0000.

Said Property is legally described as:


THAT PART OF THE LOT 1 (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 13 DEGREES 50 MINUTES 00 SECONDS WEST ALONG A WESTERLY LINE OF SAID LOT 1, 131.08 FEET; THENCE NORTH 76 DEGREES 10 MINUTES 00 SECONDS EAST, PERPENDICULAR TO SAID WESTERLY LINE OF LOT 1, 14.79 FEET; THENCE SOUTH 07 DEGREES 23 MINUTES 44 SECONDS EAST, ALONG A LINE HEREINAFTER REFERRED TO AS "LINE A", 131.91 FEET TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCREATIONS IN LAKE FRONT ADDITION IN THE NORTHEAST FRACTIONAL ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 5038117, DESCRIBED AS FOLLOWS:

Address: 320 W. Wellington, Chicago, Illinois  
PIN: 14-28-202-035-0000

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BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 07 DEGREES, 23 MINUTES, 44 SECONDS WEST, A DISTANCE OF 56.52 FEET ALONG SAID "LINE A"; THENCE SOUTH 89 DEGREES, 39 MINUTES, 00 SECONDS EAST, A DISTANCE OF 109.74 FEET ALONG A LINE PARALLEL AND 56.00 NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES, 19 MINUTES, 58 SECONDS WEST, 56.00 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES, 39 MINUTES, 00 SECONDS WEST ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 102.14 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

IN WITNESS WHEREOF, the undersigned has executed this Partial Release of Mechanics Lien Claim this 27 day of February, 2012.

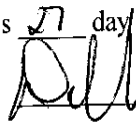
  
Steven Blonsky, Manager of  
Vanguard Development Group, LLC

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER IN WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, Debbie Mangoubi, a notary public in and for the County of Cook, State of Illinois, do hereby certify that Steven Blonsky, duly authorized agent and sole manager of Vanguard Development Group, LLC, personally known to me to be the same person whose name is subscribed to the foregoing Partial Release of Mechanics Lien Claim, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the Partial Release of Mechanics Lien Claim as his free and voluntary act and as the free and voluntary act of Vanguard Development Group, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 27 day of February, 2012.

  
Notary Public

My commission expires 11/22, 2014.

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