

# UNOFFICIAL COPY



This Instrument Was  
Prepared By:

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Chicago, Illinois 60603  
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Doc#: 1307919051 Fee: \$33.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/20/2013 12:26 PM Pg: 1 of 5

## SATISFACTION AND RELEASE OF ORIGINAL CONTRACTOR'S CLAIM FOR LIEN

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, Petersen Excavating, Inc. an Illinois corporation, does hereby acknowledge satisfaction and release of the claim for lien against the interests of BCD Ventures, LLC, an Illinois limited liability company on the real property described in Exhibit A attached hereto, including all land and improvements thereon, in the County of Cook, State of Illinois:

Permanent Index Number(s): 09-17-100-009-0000, 09-17-100-032-0000, 09-17-100-053-0000, 09-17-100-054-0000, 09-17-100-055-0000, 09-17-100-056-0000, 09-17-100-057-0000, 09-17-203-024-0000

Common Address: 300 S. Western Avenue, Des Plaines, IL 60016

which claim for lien was filed in the office of the Cook County Recorder of Deeds in Cook County, Illinois, on May 15, 2012, as Original Contractor's Claim for Lien document no. 1213749037.

In witness whereof, the undersigned has signed this instrument this \_\_\_ day of March, 2013.

**PETERSEN EXCAVATING, INC.,**  
an Illinois corporation

By: 

Print Name: Willie Petersen

Its: VP

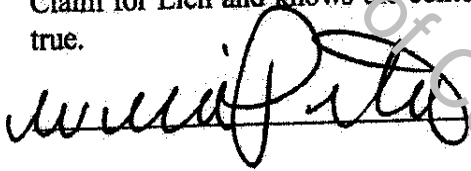
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**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS WHERE THE CLAIM FOR LIEN WAS FILED.**


### VERIFICATION

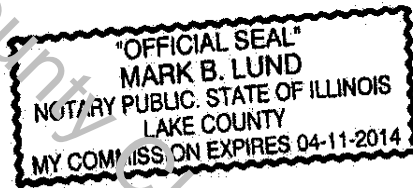
State of Illinois )  
                          ) SS.  
County of Cook   )

The Affiant, Willie Petersen, being first duly sworn under oath, deposes and states that he is the VD of Petersen Excavating, Inc., an Illinois corporation, the Claimant; that he has been authorized to execute this Release and Satisfaction of Original Contractor's Claim for Lien; that he has read the foregoing Release and Satisfaction of Original Contractor's Claim for Lien and knows the contents thereof and that all the statements contained therein are true.



Subscribed and Sworn to  
before me this 15 day of March 2013.

  
\_\_\_\_\_  
Notary Public



After Recording Return To:

James L. Oakley  
Thompson Coburn LLP  
55 E. Monroe St., 37<sup>th</sup> floor  
Chicago, IL 60603

**UNOFFICIAL COPY****EXHIBIT "A"****LEGAL DESCRIPTION****PARCEL ONE:**

THAT PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE DES PLAINES VALLEY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD NOW THE UNION PACIFIC RAILROAD AND THE WEST LINE OF THE RIGHT OF WAY OF THE FORMER FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILROAD, WHICH WEST LINE IS 100 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17, THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF SAID FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A DISTANCE OF 512.44 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 597.14 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST HIGHWAY, AS DEDICATED AND OCCUPIED; THENCE NORTHWESTERLY ON THE EASTERLY LINE OF SAID NORTHWEST HIGHWAY TO THE WESTERLY LINE OF THE SOUTHERLY LINE OF SAID DES PLAINES VALLEY RAILROAD; THENCE NORTHEASTERLY ON THE SOUTHERLY LINE OF SAID DES PLAINES VALLEY RAILROAD, AFORESAID, A DISTANCE OF 803.74 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL TWO:**

THE NORTH 6.0 FEET OF THE FOLLOWING DESCRIBED TRACT; THAT PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, WHICH WEST LINE IS 100.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17, 512.44 FEET SOUTH OF THE SOUTHERLY LINE OF THE DES PLAINES VALLEY RAILROAD, NOW THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS MEASURED ON THE WEST LINE OF SAID FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, RIGHT OF WAY; THENCE WEST AT RIGHT ANGLES TO SAID WEST LINE OF THE FEEHANVILLE BRANCH, A DISTANCE OF 597.14 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST HIGHWAY AS DEDICATED AND OCCUPIED; THENCE SOUTHEASTERLY ON THE EASTERLY AND NORTHEASTERLY LINE OF SAID NORTHWEST HIGHWAY TO THE WEST LINE OF THE RIGHT OF WAY OF SAID FEEHANVILLE BRANCH; THENCE NORTH ON THE WEST LINE OF SAID FEEHANVILLE BRANCH, A DISTANCE OF 683.86 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL THREE:**

THAT PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS

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## FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 100.00 FEET OF THE WEST 1/2 OF SAID SECTION 17 (BEING THE WEST LINE OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILROAD) WITH THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD-DES PLAINES VALLEY LINE); BEING A LINE 50.0 FEET SOUTHERLY OF THE CENTER BETWEEN MAIN TRACKS OF SAID RAILROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 518.44 FEET FOR A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 307.98 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 54 SECONDS WEST, A DISTANCE OF 87.65 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 346.02 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17, A DISTANCE OF 62.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 7.0 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

## PARCEL FOUR:

THAT PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOT 3 OF THE COUNTY CLERK'S DIVISION OF THE UNSUBDIVIDED LAND IN THE NORTH PART OF SAID SECTION 17 LYING NORTH OF THE RAILROAD, THE PLAT OF WHICH WAS RECORDED SEPTEMBER 12, 188 AS DOCUMENT NO. 1003451, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 100.00 FEET OF THE WEST 1/2 OF SAID SECTION 17 (BEING THE WEST LINE OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILROAD) WITH THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD-DES PLAINES VALLEY LINE), BEING A LINE 50.0 FEET SOUTHERLY OF THE CENTER BETWEEN MAIN TRACKS OF SAID RAILROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 518.44 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 100.0 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17, A DISTANCE OF 164.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 IN THE COUNTY CLERK'S DIVISION, AFORESAID; THENCE SOUTH 87 DEGREES 21 MINUTES, 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3 AND SAID LINE EXTENDED WEST, A DISTANCE OF 15.52 FEET TO A POINT 8.5 FEET EASTERLY, AS MEASURED RADIALLY AND AT RIGHT ANGLES TO THE CENTER LINE OF SPU TRACK, ICC NO. 198 OF THE CHICAGO AND NORTHWESTERN RAILROAD, AS PREVIOUSLY LOCATED, THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 8.50 FEET EASTERLY OF THE CENTER LINE OF SAID SPUR TRACK TO A POINT ON A LINE DRAWN 175.0 FEET NORTH, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 THENCE SOUTH 87 DEGREES 21 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 16.08 FEET TO A POINT 10.0 FEET SOUTHEASTERLY, MEASURED RADIALLY, OF THE CENTER LINE OF SPUR TRACK, ICC NO. 116, AS PREVIOUSLY

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LOCATED, SAID POINT BEING 5.50 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE NORTHEASTERLY ALONG SAID LINE PARALLEL WITH AND 10.0 FEET SOUTHEASTERLY OF THE CENTER LINE OF SAID SPUR TRACK TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, AS AFORESAID, THENCE WESTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM PARCEL 4:

THAT PART OF THE NORTHWEST 1/4 AND THAT PART OF THE WEST 415 FEET OF LOT 3 IN COUNTY CLERK'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 EXTENDED WEST, A DISTANCE OF 16.45 FEET TO A POINT DISTANT 8.5 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SPUR TRACK I. C. C. NO. 198 OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED FOR THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY ALONG A LINE 8.5 FEET EASTERLY AND PARALLEL WITH THE CENTER LINE OF SPUR TRACK I. C. C. NO. 198, A DISTANCE OF 80.48 FEET, THENCE NORTHEASTERLY ALONG A CURVED LINE (DISTANT 8.5 FEET EASTERLY, MEASURED RADially FROM THE CENTER LINE OF SAID SPUR TRACK I. C. C. NO. 198 AND SAID CENTER LINE EXTENDED, NORTHEASTERLY) CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 408.22 FEET, AN ARC DISTANCE OF 101.26 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND DISTANT 175 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID LOT 3, THENCE WESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 19 FEET MORE OR LESS TO A POINT 9 FEET SOUTHEASTERLY, MEASURED RADially, FROM THE CENTER LINE OF SPUR TRACK I. C. C. NO. 116-A OF SAID CHICAGO AND NORTH WESTERN RAILWAY COMPANY SAID POINT BEING 2.25 FEET EASTERLY FROM THE WEST LINE OF SAID LOT 3, THENCE SOUTHWESTERLY ALONG A CURVED LINE) PARALLEL WITH THE CENTER LINE OF SAID SPUR TRACK I. C. C. NO. 116-A), CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 719.39 FEET, AN ARC DISTANCE OF 157.35 FEET, THENCE CONTINUING SOUTHWESTERLY ALONG A LINE PARALLEL WITH AND DISTANT 9 FEET SOUTHEASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF SAID SPUR TRACK I. C. C. NO. 116-A A DISTANCE OF 23 FEET MORE OR LESS TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3, THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 13 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PIN NUMBER(S): 09-17-100-009-0000  
 09-17-100-032-0000  
 09-17-100-053-0000  
 09-17-100-054-0000  
 09-17-100-055-0000  
 09-17-100-056-0000  
 09-17-100-057-0000  
 09-17-203-024-0000

ADDRESS: 300 S. WESTERN AVENUE, DES PLAINES, IL 60016