

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

**RELEASE AND SATISFACTION OF
CONTRACTOR'S CLAIM OF MECHANIC'S LIEN**

TO OWNER:

Digital Lakeside, LLC
350 E. Cermak
Chicago, IL

OWNER'S LENDER:
N/A



Doc#: 1313516039 Fee: \$33.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2013 10:44 AM Pg: 1 of 5

On or about September 23, 2008, James Mansfield & Sons Company, Inc. having its principal place of business in Lyons, IL 60534 was employed and contracted with a contractor Krahl Associates, Inc. d/b/a Krahl Construction employed by the owner, Digital Lakeside LLC, Springfield, IL. (hereinafter "Owner"), to supply labor, materials, and equipment to perform work for the benefit of your property, and pursuant thereto did provide labor, materials, and equipment to perform work, including, but not limited to, roofing, and related construction work for erection of the improvements to the project known as 8th Floor Suites 200-350 Project (hereafter "8th Floor Project"), and filed a Contractor's Claim for Mechanics Lien with the Recorder of Cook County, Illinois, as Document Number 1003208206, on February 1, 2010, in regard to the 8th Floor Project on the property located at 350 E. Cermak Road, in the city of Chicago, County of Cook, State of Illinois 60611, which property is further described as follows:

See attached Legal Description

Permanent Tax Identification Numbers (PIN): 17-22-316-003; 17-22-316-004; 17-22-316-006; 17-22-322-003

and therein claimed an amount due James Mansfield & Sons Company, Inc. in the sum of **Two Hundred Two Thousand Seventy Two and 06/100 Dollars (\$202,072.06)**, plus interest on said sum, for labor, equipment and supervision provided and performed on the 8th Floor Project. In consideration of James Mansfield & Sons Company, Inc.'s receipt of final payment for the 8th Floor Project in the sum of \$150,000.00, and other good and valuable consideration, the receipt and sufficiency of which payments are hereby acknowledged, James Mansfield & Sons Company, Inc. further acknowledges such payments as just compensation for the amounts due it for work on this Project, and does hereby **FULLY AND FINALLY RELEASE AND DECLARE AS SATISFIED** its Contractor's Claim for Mechanics Lien heretofore filed for the amount of \$202,072.06, plus interest on said sum, in regard to this Project with the Recorder of Cook County, Illinois as **Document Number 1003208206**, and does fully, finally and unconditionally waive any claim of lien under the Illinois Mechanic's Lien laws as against the Owner's real estate heretofore described, any improvements located thereon, and as to any money or other consideration due or to become due from the Owner or other persons under the contracts for construction of this Project

UNOFFICIAL COPY

Dated at Chicago, Illinois on this 12th day of May, 2013

Travelers Casualty and Surety Company of America as
Assignee and Attorney in Fact for James Mansfield & Sons
Company, Inc.

By: Shawn A. Pikas

Shawn A. Pikas, Travelers Representative

NOTICE TO OWNER

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

STATE OF CONNECTICUT)
COUNTY OF Hartford)SS:

Before me, a Notary Public in the State of Connecticut, personally appeared Shawn A. Pikas, personally known to me to be the person who, being duly sworn under the penalties for perjury, stated that the foregoing representations are true and correct, and thereupon executed the foregoing Release and Satisfaction of Contractor's Claim of Mechanic's Lien, as her free and voluntary act as the authorized representative of Travelers Casualty and Surety Company of America, assignee and attorney in fact for James Mansfield & Sons Company, Inc., on this 12th day of May, 2013.

My Commission Expires:

12-31-2017

Carol A. Thompson

CAROL A. THOMPSON
Notary Public
My Commission Expires December 31, 2017

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:

Eric B. Kjellander (ARDC# 6303721)
Watt, Tieder, Hoffar & Fitzgerald, L.L.P.
10 S. Wacker Drive, Suite 2935
Chicago, IL 60606

AFTER RECORDING RETURN TO:

Watt, Tieder, Hoffar & Fitzgerald, L.L.P.
10 S. Wacker Drive, Suite 2935
Chicago, IL 60606

Property of Cook County Clerk's Office

UNOFFICIAL COPY

02/04/2010 12:45 FAX

008/021

LEGAL DESCRIPTION**CALUMET PLANT:****PARCEL 1:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Gurley and Keith's subdivision of block 23 in assessor's division of the southwest fractional 1/4 of section 22, township 39 north, range 14, east of the third principal meridian, in Cook County, Illinois.

PARCEL 2:

All that stated part of the intersection of East Cermak Road and South Park Avenue, described as follows: beginning at a point on the south line of lot 9 produced east across the entrance of a vacated alley to the southwesterly line of the right of way of the I.C.R.R. Company in Gurley and Keith's subdivision of block 23 in assessor's division of the southwest fractional 1/4 of section 22, township 39 north, range 14, east of the third principal meridian, 13 feet west of the southwesterly line of the right of way of the I.C.R.R. Company; thence east on said line to the southwesterly line of the right of way of the I.C.R.R. Company; thence southeasterly on the last described line a distance of 40 feet; thence northwesterly on a straight line to the point of beginning; in Cook County, Illinois.

PARCEL 3:

The northwesterly and southeasterly 30 feet wide vacated alley lying northeasterly and adjoining the northeasterly line of lots 1 to 9, both inclusive, in Gurley & Keith's subdivision of block 23 in assessor's division of the southwest fractional 1/4 of section 22, township 39 north, range 14, east of the third principal meridian, and lying southwesterly of and adjoining the southwesterly line of the right of way of the I.C.R.R. Company, in Cook County, Illinois.

PARCEL 4:

All that part of the south 1/2 of vacated East 21st Street lying north and adjoining the north line of lot 1 in Gurley & Keith's subdivision of block 23 in assessor's division aforesaid, produced east to the southwesterly right of way line of the I.C.R.R. Company; lying southwesterly and adjoining the southwesterly right of way line of the I.C.R.R. Company and lying southeasterly of and adjoining a line drawn from a point on the southwesterly line of the right of way of the I.C.R.R. Company, 5 feet southerly of the south line of lot 9 in block 6 of George Smith's addition to Chicago in the southwest fractional 1/4 of section 22, township 39 north, range 14, east of the third principal meridian, to the northeast corner of lot 1 in Gurley & Keith's subdivision of block 23 in assessor's division of the southwest fractional 1/4 of section 22, township 39 north, range 14, east of the third principal meridian, in Cook County, Illinois.

m\hgc.ln
lc/dn //

100130704

UNOFFICIAL COPY

02/04/2010 12:45 FAX

007/021

PARCEL 5:

The south 1/2 of vacated East 21st Street lying east of the east line of Calumet Avenue and west of parcel no. 4 above described, all in Cook County, Illinois.

PARCEL 6:

The north 1/2 of vacated East Cermak Road lying south of and adjoining the south line of lot 9 in Carney & Keith's subdivision of block 23 in assessor's division aforesaid, produced east to the southwesterly right of way line of the I.C.R.R. Company (except that part described as parcel no. 2 above), all in Cook County, Illinois.

PARCEL 7:

Easement of access for the benefit of Parcels 1 through 6, over, across, through, and under those portions of the "West Plant" (as defined in the instrument noted below) as may be reasonably required in connection with the performance of obligations relating to the maintenance and existence of the one story covered bridge extending over South Calumet Avenue and connecting the building located on the Calumet Plant site with the building located on the opposite side of Calumet Avenue, together with the benefits and together with the burdens thereof, as contained in the "Agreement Regarding Covered Bridge" dated August 2, 1999 and recorded August 3, 1999 as document 99736627.

TRUCK LOT D:**PARCEL 1:**

Lots 5, 6, 7, 8 and 9 in block 6 in George Smith's addition to Chicago of a subdivision of blocks 17 to 22 in assessor's division of the south west fractional 1/4 of section 22, township 39 north, range 14 east of the third principal meridian, in Cook County, Illinois.

PARCEL 2:

The north 1/2 of vacated East 21st Street lying south of and adjoining parcel 1 aforesaid and lying southwesterly of and adjoining the southwesterly right of way line of the Illinois Central Railroad.

m\ngc.ln
lc/dn //

100130704