

# UNOFFICIAL COPY



**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL TO:**

Doc#: 1330819100 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/04/2013 03:00 PM Pg: 1 of 3

Thomas G. Moffitt  
Stahl Cowen Crowley Addis LLC  
55 W. Monroe Street, Suite 1200  
Chicago, IL 60603

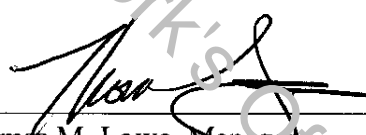
8935671 DD SCS 2016

## RELEASE OF LIEN

The undersigned, Fitzgerald Commercial, LLC, an Illinois limited liability company, with an address of 150 North Wacker Drive, Suite 1717, Chicago, Illinois 60606, does hereby fully release and discharge its Notice of Claim for Lien under the Commercial Real Estate Broker Lien Act, 770 ILCS 15/1, *et seq.*, against Schiller Park Commons, LLC and John Theodosakis II in the amount of **\$72,671.88**, which was recorded in the Recorder's Office of Cook County, Illinois, on October 23, 2013 as **Document No. 1329639055** against the real estate which is legally described on Exhibit A hereto and is commonly known as 9320 Irving Park Road, Schiller Park, Illinois 60176.

IN WITNESS WHEREOF, the undersigned has signed this instrument this 30th day of October, 2012.

**FITZGERALD COMMERCIAL, LLC,**  
an Illinois limited liability company

By:   
Thomas M. Lowe, Manager

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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK )

I, Vincenza C. Herre, a Notary Public in and for the County in the State aforesaid, do hereby certify that Thomas M. Lowe, personally known to me to be the Manager of Fitzgerald Commercial, LLC, an Illinois limited liability company, and to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and as such Manager, acknowledged that he signed the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of October, 2013.

Vincenza C. Herre  
Notary Signature

My commission expires: 9/28/14



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## EXHIBIT A LEGAL DESCRIPTION

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: SCHILLER PARK COMMONS LLC, AS LESSOR, AND JPMORGAN CHASE BANK, N.A., AS LESSEE, DATED APRIL 14, 2011, WHICH MEMORANDUM LEASE WAS RECORDED ~ AS DOCUMENT ~, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF 20 YEARS BEGINNING ON COMMENCEMENT DATE AS DEFINED IN SECTION 2.2 OF THE LEASE.

LOT 4 IN OLD GROVE SHOPPING CENTER RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 13, INCLUSIVE IN OLD GROVE SHOPPING CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN THE SUBDIVISION OF THE SOUTHWEST FRACTIONAL SECTION 15, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 2011 AS DOCUMENT NUMBER 1124934031, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PROPOSED NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ~ AS DOCUMENT NUMBER ~ FOR INGRESS AND EGRESS; UTILITIES; TEMPORARY CONSTRUCTION AND MAINTENANCE; PARKING; AND SIGNAGE OVER AND UPON COMMON AREAS LOCATED ON LOTS 1

THROUGH 5 IN AFORESAID OLD GROVE SHOPPING CENTER RESUBDIVISION.

PIN:

<sup>023</sup>  
12-15-314-017-0000

Common Address: 9320 Irving Park Road, Schiller Park, Illinois 60176