

UNOFFICIAL COPY



Doc#: 1402954091 Fee: \$32.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/29/2014 11:37 AM Pg: 1 of 2

RELEASE OF SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN LEASEHOLD IMPROVEMENT

STATE OF ILLINOIS
COUNTY OF COOK

Pursuant to and in compliance with the ILLINOIS Statute relating to Mechanic's Liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, **Falpeg Capital, LLC, 2900 State Street, Chicago Heights, IL 60411** does hereby release the Subcontractor's Notice and Claim for Lien against **First State Bank & Trust of Park Ridge, Attn: Trust Department, 607 Devon Avenue, Park Ridge, IL 60068, Owner, Kowalis Motors, Inc., d/b/a Orland Toyota, c/o Robert S. McCarty, Registered Agent, 5 North Third Street, Geneva, IL, 60134-4500, Lessee, Zcorp. Services Co., 1404 Joliet Road, Ste H, Romeoville, IL 60446, Contractor and Altra Steel, 650 Central Avenue, University Park, IL 60484, Subcontractor, for \$11,953.53 and ALL UNKNOWN OWNERS AND NON RECORD CLAIMANTS on the following described property to wit:**

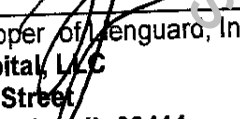
PIN: 27-23-101-016-0000, See attached Exhibit A, Legal Description, all in Cook County, State of Illinois

Commonly known as: **Orland Toyota, 8505 West 159th Street, Tinley Park, IL 60487**

which claim for lien was previously recorded in the office of Cook County Recorder of Deeds on **September 5, 2013** as Doc #: **1324857546**.

IN WITNESS WHEREOF, the undersigned has signed this instrument on **January 21, 2014**.

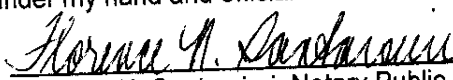
By:


Allan R. Popper of Lienguard, Inc., Agent of
Falpeg Capital, LLC
2900 State Street
Chicago Heights, IL 60411

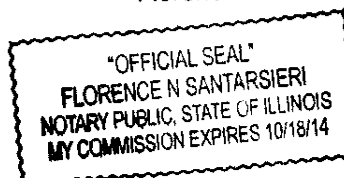
STATE OF ILLINOIS)
COUNTY OF COOK) SS:

I, **FLORENCE N. SANTARSIERI**, in and for the County in the State aforesaid, do hereby certify that **ALLAN R. POPPER** personally known to me to be the same person 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 on **January 21, 2014**.


Florence N. Santarsieri, Notary Public

Prepared by and return released
document to: Allan R. Popper of,
Lienguard Inc., 1000 Jorie Blvd, Suite 270
Oak Brook, IL 60523



File No.: 96102-13-1

UNOFFICIAL COPY**EXHIBIT "A"****Legal Description**

THE EAST 1/2 OF THE WEST 2/3 (EXCEPT THAT PART THEREOF FALLING WITHIN THE PROPERTY, THE TITLE TO WHICH IS CURRENTLY VESTED IN THE STATE OF ILLINOIS, DEPARTMENT OF PUBLIC WORKS AND BUILDINGS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE BELOW DESCRIBED TRACT, WITH THE EXISTING SOUTH RIGHT OF WAY LINE OF 159TH STREET, THENCE EAST ALONG THE SOUTH RIGHT OF WAY LINE, A DISTANCE OF 100 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 400 FEET TO A POINT; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 5 FEET TO A POINT; THENCE WEST ALONG A STRAIGHT LINE PARALLEL WITH AND DISTANT 5 FEET, SOUTH OF THE EXISTING SOUTH RIGHT OF WAY LINE OF 159TH STREET, A DISTANCE OF 400 FEET TO A POINT; THENCE NORTH 5 FEET ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING) OF THE FOLLOWING DESCRIBED PROPERTY, (TAKEN AS A TRACT; THAT PART OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4; THENCE WESTERLY ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23, 233.00 FEET TO THE POINT OF BEGINNING, OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING WESTERLY ALONG THE SAID NORTH LINE, 1107.32 FEET, TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 23, 650 FEET TO A POINT OF INTERSECTION, WITH A LINE DRAWN 650 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SECTION 23; THENCE EASTERLY ALONG THE SAID PARALLEL LINE, 1104.47 FEET TO THE POINT OF INTERSECTION, WITH A LINE, DRAWN PERPENDICULAR TO THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SECTION 23, AND PASSING THROUGH THE HEREIN ABOVE DESCRIBED POINT OF BEGINNING, THENCE NORTHERLY ALONG SAID LINE 650 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

Clerk's Office