

This instrument prepared by
(and after recording return to):

Bruce D. Goodman
Timm & Garfinkel, LLC
770 Lake Cook Road, Suite 150
Deerfield, Illinois 60015



Doc#: 1416919037 Fee: \$33.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/18/2014 10:31 AM Pg: 1 of 5

Property of Cook County Clerk's Office

SATISFACTION OR RELEASE OF MECHANICS' LIEN

Pursuant to and in compliance with the laws of the State of Illinois relating to mechanics' liens, and for \$12,000.00 and other valuable consideration, receipt of which is hereby acknowledged, the undersigned, **BRASCO, INC.**, an Illinois corporation, whose address is 1096 Bluff City Boulevard, Elgin, Illinois, 60120, does hereby acknowledge satisfaction or release of the lien against the interests of CF III 1001 Morse, LLC, a Delaware limited liability company ("Owner"), on the following described property, commonly known as 1001 Morse Avenue, Elk Grove Village, Illinois:

Parcel: See Exhibit A attached hereto for legal description.

PIN: 08-34-308-002

The lien being released was recorded with the Cook County Recorder of Deeds as Document No. 1130416040. This instrument shall also constitute a release by Brasco, Inc., of all obligations of Owner under that certain Settlement Agreement dated May 12, 2012, between Owner and Brasco, Inc.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 53 IN CENTEX INDUSTRIAL PARK UNIT 28, BEING A SUBDIVISION OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1965 AS DOCUMENT 19580658.

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE WITH THE WEST LINE OF SAID NORTHEAST QUARTER (SAID POINT BEING 54.13 FEET DUE SOUTH OF A BRONZE MONUMENT MARKING THE POINT OF INTERSECTION OF SAID WEST LINE WITH THE CENTER LINE OF SAID FRANKLIN AVENUE) AND RUNNING THENCE SOUTH 67 DEGREES 23 MINUTES 07 SECONDS EAST ALONG THE SAID SOUTHWESTERLY LINE OF FRANKLIN AVENUE (SAID SOUTHWESTERLY LINE FORMING A SOUTHEAST ANGLE OF 67 DEGREES 28 MINUTES 07 SECONDS WITH SAID WEST LINE OF NORTHEAST QUARTER AND BEING 50 FEET SOUTHWESTERLY FROM, AT RIGHT ANGLE MEASUREMENT, AND PARALLEL WITH SAID CENTER LINE), 1546.60 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE, CONVEX NORTHEASTERLY, HAVING A RADIUS OF 19493.46 FEET, FOR A DISTANCE OF 432.14 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHWESTERLY LINE WITH A LINE 1825.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 SAID POINT BEING THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19 AFORESAID, 739.36 FEET TO THE NORTH LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST ALONG SAID NORTH LINE OF THE RAILROAD RIGHT OF WAY 489.93 FEET TO A POINT OF CURVE; THENCE CONTINUE ALONG SAID RAILROAD RIGHT OF WAY, BEING A CURVED LINE CONVEX NORTHERLY, HAVING A RADIUS OF 491.84 FEET, FOR A DISTANCE OF 15.24 FEET TO A POINT; THENCE NORTH 80 DEGREES 46 MINUTES WEST 46.25 FEET; THENCE NORTHWESTERLY ALONG A CURVED LINE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 301.85 FEET, FOR A DISTANCE OF 333.60 FEET TO A POINT, THENCE NORTHERLY ALONG

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ANOTHER CURVED LINE, CONVEX WESTERLY, HAVING A RADIUS OF 287.94 FEET, FOR A DISTANCE OF 74.27 FEET TO A POINT OF TANGENCY WITH A LINE 2035.49 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, AFORESAID; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE 354.58 FEET TO THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE, AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE FOR AN ARC DISTANCE OF 231.53 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHWESTERLY LINE OF FRANKLIN AVENUE WITH THE WEST LINE OF SAID NORTHEAST 1/4, SAID POINT BEING 54.13 FEET DUE SOUTH OF THE BRONZE MONUMENT AT THE CENTER LINE OF FRANKLIN AVENUE AND RUNNING THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF FRANKLIN AVENUE, SAID LINE BEING 50 FEET SOUTHWESTERLY OF THE CENTER LINE OF SAID AVENUE (AT RIGHT ANGLE MEASUREMENT), SAID LINE ALSO FORMS A SOUTHEAST ANGLE OF 67 DEGREES 28 MINUTES 07 SECONDS WITH SAID WEST LINE OF NORTHEAST 1/4, FOR A DISTANCE OF 1546.60 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON SAID SOUTHWESTERLY LINE, SAID LINE BEING A CURVED LINE TANGENT TO LAST DESCRIBED LINE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 14,493.46 FEET, FOR A DISTANCE OF 366.39 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS 1765.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) THE WEST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH IN A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 FOR A DISTANCE OF 526.86 FEET TO A POINT (BEING THE SOUTHWEST CORNER OF SANDRA AVENUE); THENCE EAST, PERPENDICULAR TO SAID PARALLEL LINE, ALONG THE SOUTH LINE OF SANDRA AVENUE 30 FEET TO ITS INTERSECTION WITH A LINE 1795.16 FEET EAST OF (AT RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4, AFORESAID, AND THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; THENCE SOUTH ALONG SAID PARALLEL LINE 239.30 FEET TO A POINT IN THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, AND PACIFIC RAILROAD COMPANY AS SAID RIGHT OF WAY IS RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 56325 ON PAGES 243 TO 248 AS DOCUMENT NUMBER 17253047 ON THE 7TH OF JULY, 1958; THENCE EAST ALONG THE NORTH LINE OF SAID RIGHT OF WAY LINE 30 FEET TO ITS INTERSECTION WITH A LINE 1825.16 FEET EAST OF (AT RIGHT

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ANGLE MEASUREMENT) THE WEST LINE OF SAID NORTHEAST 1/4; THENCE NORTH ALONG SAID PARALLEL LINE 239.29 FEET TO THE AFORESAID SOUTH LINE OF SANDRA AVENUE; THENCE WEST ALONG SAID SOUTH LINE 30 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 1 IN LATORIA BROTHERS CONSTRUCTION COMPANY SUBDIVISION UNIT #3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EASEMENT FOR THE BENEFIT OF PARCEL 3 FOR INGRESS AND EGRESS AND DRIVEWAY PURPOSE OVER THE NORTHERLY 8 FEET OF LOT 7 IN AFORESAID SUBDIVISION, AS SHOWN ON PLAT OF SUBDIVISION RECORDED JULY 3, 1979 AS DOCUMENT 25033380.

PARCEL 6:

NON-EXCLUSIVE, PERPETUAL AND RECIPROCAL EASEMENT IN FAVOR OF PARCEL 2 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED JANUARY 2, 2008 AS DOCUMENT 0800201240 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, AND FOR ACCESS TO ALL PUBLIC UTILITIES OVER AND UPON AN AREA OF A PARCEL OF LAND LYING W AND ADJOINING SAID PARCEL 2 AND DEPICTED ON EXHIBIT 'C' ATTACHED THERETO.

PERMANENT REAL ESTATE INDEX NUMBER: 08-34-308-002

County Clerk's Office