

UNOFFICIAL COPY



Doc#: 1501410015 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/14/2015 09:44 AM Pg: 1 of 3

RELEASE AND SATISFACTION OF LIEN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WHEREAS, on April 23, 2012, Alexander Gammie Associates Plumbing & Heating Co., Inc. ("A. Gammie Associates") entered into a subcontract pursuant to which A. Gammie Associates agreed to perform plumbing work upon the real property commonly known as UNO Natchez Elementary School, 2050 North Natchez Avenue, Chicago, Illinois and more fully described on Exhibit A attached to and made a part of this Release (the "Property"); and

WHEREAS, on February 27, 2013, A. Gammie Associates recorded a Mechanics Lien Claim (the "Lien Claim") against the Property for the sum of \$109,500.98 with the Cook County Recorder of Deeds as Document No. 1305808328; and

WHEREAS, the undersigned is the duly appointed chapter 7 trustee of the bankruptcy estate of A. Gammie Associates.

NOW, THEREFORE, the undersigned, for good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, does hereby acknowledge satisfaction of and release the Lien Claim and any and all liens or claims or rights of lien against the Property.

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

201336033-1 KRL CTT

Box 400

S Y
P 3
S N
SC Y
INT 24

UNOFFICIAL COPY

4th IN WITNESS WHEREOF, this instrument has been executed by the undersigned this day of December, 2014.

R. SCOTT ALSTERDA, not personally but solely as the Chapter 7 Trustee for the bankruptcy estate of Alexander Gammie Associates Plumbing & Heating Co., Inc.

STATE OF ILLINOIS)
COUNTY OF COOK)

SS.

R. Scott Alsterda Chapter 7
Trustee for Alexander Gammie
Associates Plumbing & Heating, Co., Inc.
Delaware.

AFFIDAVIT

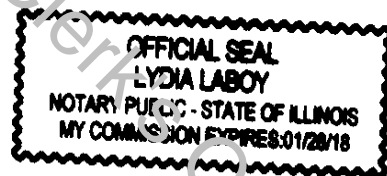
The affiant, R. SCOTT ALSTERDA, being first duly sworn, on oath deposes and states that he is R. SCOTT ALSTERDA, not personally but solely as the Chapter 7 Trustee for the bankruptcy estate of Alexander Gammie Associates Plumbing & Heating Co., Inc., that he is authorized to execute this Release and Satisfaction of Lien, that he has read the foregoing and knows the contents thereof; and that all the statements contained therein are true.

R. Scott Alsterda Chapter 7
Trustee for Alexander Gammie
Associates Plumbing & Heating Co., Inc.
Delaware

Subscribed and Sworn to before me this 4th day of December, 2014.

Lydia Laboy
Notary Public

My Commission Expires: 1/28/2018



This instrument prepared by Patrick F. Ross, Ungaretti & Harris LLP, 70 West Madison Street, Suite 3500, Chicago, Illinois 60602.

After recording, please return this instrument to F.H. Paschen, S.N. Nielsen & Associates, LLC, 5515 North East River Road, Chicago, Illinois 60656, Attn: Thomas R. Schutt

UNOFFICIAL COPY

EXHIBIT A TO SATISFACTION AND RELEASE OF LIEN

LEGAL DESCRIPTION

THAT PART OF A TRACT OF LANDS LYING SOUTH OF THE NORTH LINE OF DICKENS AVENUE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE ON NORTH NATCHEZ AVENUE AND THE NORTH LINE OF WEST DICKENS AVENUE EXTENDED WEST; THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST, 477.25 FEET ALONG SAID WEST LINE OF NORTH NATCHEZ AVENUE TO THE SOUTH LINE OF WEST MCLEAN AVENUE; THENCE NORTH 64 DEGREES 27 MINUTES 45 SECONDS WEST, 441.68 FEET ALONG A LINE 15.00 FEET NORTH AND PARALLEL WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AS SAME IS ESTABLISHED WESTERLY FROM A POINT 180.02 FEET WESTERLY OF THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE NORTHWESTERLY 339.82 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 804.00 FEET, THE CHORD OF SAID CURVE BEARS NORTH 35 DEGREES 08 MINUTES 58 SECONDS WEST, 637.29 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE DUNNING BRANCH OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO SAID NORTHLINE OF WEST DICKENS AVENUE EXTENDED WEST; THENCE NORTH 88 DEGREES 55 MINUTES 33 SECONDS EAST, 578.81 FEET ALONG SAID NORTH LINE OF WEST DICKENS AVENUE EXTENDED WEST TO THE POINT OF BEGINNING.

PINs: 13-31-205-024-0000; 13-31-205-025-0000; and 13-31-205-026-0000

Commonly known as: UNO Natchez Elementary School, 2050 North Natchez Avenue, Chicago, Illinois