

UNOFFICIAL COPY

Prepared by and after recording
return to:

James M. Teper, Esq.
Patzik, Frank & Samotny, Ltd.
150 S. Wacker Dr., Suite 1500
Chicago, Illinois 60606



Doc#: 1512834024 Fee: \$32.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2015 08:58 AM Pg: 1 of 4

RELEASE OF LIEN CLAIM (MECHANICS)

STATE OF ILLINOIS
COUNTY OF COOK

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

TO: Cook County Recorder

The below named Claimant, located at 4600 West 120th Street, Alsip, Illinois 60803, hereby
directs you to discharge and release the record of the following lien:

Claim of Lien filed on the 11th Day of December, 2014, Document Number 1434557213, in the
amount of Thirty-Three thousand, fifty-nine and 58/100 Dollars (\$33,059.58), for the value of
work, services, material or equipment, in accordance with a contract between Claimant and
Robert E. Mechanical. The owner of the property upon which the lien was filed is 2324 Fulton
LLC (hereinafter "owner"), Helios Design Build, LLC, Robert E. Mechanical, Ovation Chicago,
LLC, SomerCor 54 Inc., and American Chartered Bank ("lender"), said property being located in
Cook County, Illinois, and being described as follows:

Street Address: 2324 W. Fulton Street, Chicago, Illinois 60612

Permanent Index Nos.: 17-07-301-021-0000
17-07-301-022-0000
17-07-301-023-0000
17-07-301-024-0000
17-07-301-025-0000
17-07-301-026-0000
17-07-301-046-0000

Legal Description: See attached Exhibit A

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The claim has been settled by the parties.

This the 29th day of April, 2015.

TEMPERATURE EQUIPMENT CORPORATION

By:

Name: MIKE SPAETH

Title: ASST. CREDIT MGR

STATE OF ILLINOIS

COUNTY OF COOK

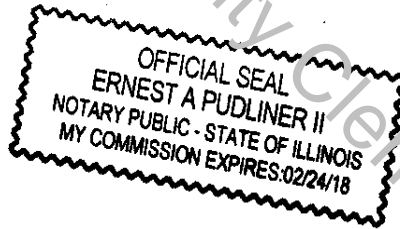
The foregoing instrument was acknowledged before me this 29 day of April, 2015 by MIKE SPAETH, the Asst. Cr. Mgr of Temperature Equipment Corporation, on behalf of said corporation.

Ernest A. Pudliner
Notary Public

Printed Name: ERNEST A. PUDLINER

My Commission Expires:

2/24/18



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EXHIBIT A

Legal Description

PARCEL 1:

THE SOUTH 33 FEET OF LOT 30 AND THAT PART OF THE SOUTH 10.0 FEET OF LOT 17 LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 23, IN THE RESUBDIVISION OF LOTS 17 TO 30, AND LOTS 63 TO 76 OF I. R. DILLER'S SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTH 1/2 OF THE EAST AND WEST 15 FOOT ALLEY LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 23, AND LYING EAST OF THE WEST LINE OF SAID LOT 30, EXTENDED SOUTH AND THAT PART OF THE NORTH AND SOUTH 18 FEET ALLEY LYING SOUTH OF THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 17 IN THE RESUBDIVISION OF LOTS 17 TO 30 AND LOTS 63 TO 76 IN I. R. DILLER'S SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

LOTS 25 AND 26 BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE EAST AND WEST 15 FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING ALL IN THE RESUBDIVISION OF LOTS 17 TO 30, AND LOTS 63 TO 76, IN I. R. DILLER'S SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 23, 24, 27 AND 28 BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE EAST AND WEST 15 FOOT VACATED ALLEY LYING NORTH OF AND ADJOINING ALL IN THE RESUBDIVISION OF LOTS 17 TO 30, AND LOTS 63 TO 76, IN I. R. DILLER'S SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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UNCONDITIONAL FINAL WAIVER AND RELEASE

In consideration of the payment of the sum of Twenty Five Thousand and no/100 Dollars (\$25,000.00) from Helios Design Build LLC ("Helios"), the receipt and sufficiency of which are hereby acknowledged, Temperature Equipment Corporation ("TEC") hereby releases and forever discharges Helios, as general contractor, and 2324 Fulton, LLC and Ovation Chicago, LLC, as owners, from any and all debts, demands, causes of action, and claims of any kind, nature and description whatsoever, whether in law or in equity, which as of the date hereof TEC has for materials which TEC as of the date hereof has furnished to Robert Elliott Mechanical Incorporated ("REM") for the construction project commonly known as the Ovation project located at 2324 W. Fulton St., Chicago IL (the "Project"), as well as any mechanic's lien, any stop notice claim, any state or federal statutory bond right, or any private or common law bond right which TEC has or may have for materials which TEC has furnished to REM for the Project as of the date hereof.

TEC hereby also warrants that all bills for materials and supplies furnished by others to TEC for the Project, if any, have been paid in full.

Dated this 29th day of April, 2015.

TEMPERATURE EQUIPMENT CORPORATION

By: [Signature]
 Printed Name: MIKE SPAETH
 Title: ASST CREDIT MGR

Subscribed and sworn to before me
 this 29 day of April, 2015.

[Signature]
 Notary Public, Will County, IL
 My commission: 2/24/18

