# UNOFFICIAL COPY

### SATISFACTION OR RELEASE OF MECHANICS LIEN

STATE OF ILLINOIS )

SS
COUNTY OF COOK )



Doc#: 1515234050 Fee: \$34.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds Date: 06/01/2015 03:02 PM Pg: 1 of 6

Above Space for Recorder's Use Only

KNOW A.J. MEN BY THESE PRESENTS, that the undersigned, Ledcor Construction Inc., a Washington corporation ("Claimant"), whose address is 18 W 140 Butterfield Road, Suite 400, Oakbrook Terrace, Illinois, for and in consideration of the sum of Seven Million Seven Hundred Twenty-Six Thousand Eight Hundred Seventy-Nine DOLLARS and 98/100ths (\$7,726,879.98), in hand paid, and for other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby RELEASE, FOREVER DISCHARGE AND DECLARE TO BE FULLY SATISFIED its Original Contractor's Claim for Mechanics Lien against Goldblatts of Chicago Limited Partnership, an Illinois Limited Partnership, whose address is 2047 Wilmette Avenue, Wilmette, Illinois (hereinafter referred to as "Owner"), on the following described property, to wit:

See Exhibit A attached hereto:

which claim for lien was filed in the Office of the Recorder of Deeds of Cook County, Illinois on May 28, 2015 as Document No. 1514844015

Permanent Real Estate Index Nos: 20-07-207-001-0000; 020-07-207-002-0000; 20-07-206-010-0000. Address of Property: 4701 South Marshfield Ave. and 1635 West 47th Societ, Chicago, Illinois.

and any person claiming an interest in the real estate (as hereinafter described) by, through or under Owner.

IN WITNESS WHEREOF, the undersigned has signed this instrument this 29th day of May, 2015

Ledcor Construction

Inc., a hington

corporation

BY:

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

This document has been prepared by and after recording mail to David L. Kabat Carlson Dash, LLC 216 S. Jefferson Street, Suite 504 Chicago, IL 60661

CORD REVIEWER

1515234050 Page: 2 of 6

# **UNOFFICIAL COPY**

STATE OF CALIFORNIA	)
	) SS
COUNTY OF SAN DIEGO	)

#### **AFFIDAVIT**

Your Affiant, Christopher Bourassa, being first duly sworn on oath, depose and says that he is the President of Claimant, Ledcor Construction Inc. a Washington corporation, whose address is 6405 Mira Mesa Blvd, Suite 100, San Diego, California, that he is authorized to execute the foregoing Release/Sausiction of Mechanics Lien on behalf of the Claimant, that he has read said instrument and in ereof, a solution of Columnia Clark's Office knows the contents thereof, and that the statements contained therein are true.

See attached California Jurat 75294

1515234050 Page: 3 of 6

# **UNOFFICIAL COPY**

ALIFORNIA JURAT WITH AFFIANT STATE	MENT GOVERNMENT CODE § 8202
See Attached Document (Notary to cross out l' See Statement Below (Lines 1-6 to be comple	ines 1–6 below) ted only by document signer[s], <i>not</i> Notary)
DOO ONLY	
	Signature of Document Signer No. 2 (if any)
Signature of Document Signer No. 1	Signature of Document Signer No. 2 (ii diff)
A notary public or other officer completing this certificate is attached, and no	ricate verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.
tate of California	Subscribed and sworn to (or affirmed) before monthing 295 day of May , 20 15
KAREN D. GRAHAM Commission # 1979241 Notary Public - California San Diego County My Comm. Expires Jun 18, 2016	(and (2)
Seal Place Notary Seal Above	OPTIONAL
fraudulent reattachment of	this information can deter alteration of the document or this form to an unintended document.
Description of Attached Document	Document Date:
Title or Type of Document:	Document Date:
Number of Pages: Signer(s) Other Than	n Named Above:

1515234050 Page: 4 of 6

## **UNOFFICIAL COPY**

#### **EXHIBIT A**

#### **LEGAL DESCRIPTION**

#### PARCEL 1

LOTS 1 TO 5 INCLUSIVE, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING SOUTH ASHLAND AVENUE); LOT 43 (EXCEPT THAT PART OF SAID LOT 43 DEDICATED FOR AN ALLEY BY DOCUMENT NO. 5610414); LOTS 44 TO 47, BOTH INCLUSIVE AND 16 FOOT STRIP FORMERLY ALLEY AND NOW VACATED LYING WEST OF AND ADJOINING SAID LOTS 1,2, AND 3, ALL IN BLOCK 1 IN BERGER AND JACOB'S SUBDIVISION OF BLOCK 9 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 AND THE NORTH HALF AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE NORTH AND SOUTH ALLEY BEING PART OF SAID LOT 43 AS DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON APRIL, 12, 1905 AS DOCUMENT NUMBER 5610414 TOGETHER WITH THAT PART OF THE NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 5 AND LYING EAST OF AND ADJOINING THE EAST LINE OF ORIGINAL LOT 43 AND LYING NORTH OF AND ADJOINING A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 5 TO THE SOUTHEAST CORNER OF ORIGINAL LOT 43, ALL IN BLOCK 1 OF BERGER AND JACOB'S SUBDIVISION AFOREMENTIONED.

EXCEPT THAT PART LYING BETWEEN THE HORIZONTAL TLANES OF 14.75 FEET AND 32.00 FEET, CHICAGO CITY DATUM (CCD), BASED ON THE CITY OF CHICAGO BENCHMARK MONUMENT NUMBER 90 HAVING AN ELEVATION OF 14.545 CCD, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 47; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE OF WEST 47<sup>TH</sup> STPLET, BEING AN ASSUMED BEARING, 88.81 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING WALL WITHIN AN EXISTING BUILDING; THENCE SOUTH, EAST AND NORTH THE FOLLOWING FIVE COURSES ALONG SAID CENTERLINE: (1) SOUTH 00 DEGREES 22 MINUTES 21 SECONDS WEST 25.55 FEET; (2) SOUTH 89 DEGREES 37 MINUTES 39 SECONDS EAST 49.45 FEET; (3) NORTH 00 DEGREES 22 MINUTES 21 SECONDS EAST 7.00 FEET; (4) SOUTH 89 DEGREES 37 MINUTES 39 SECONDS EAST 44.40 FEET; (5) NORTH 00 DEGREES 22 MINUTES 21 SECONDS EAST 18.75 FEET TO A POINT ON SAID SOUTH LINE OF WEST 47<sup>TH</sup> STREET; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID SOUTH LINE OF WEST 47<sup>TH</sup> STREET 65.69 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH ASHLAND AVENUE AS WIDENED; THENCE SOUTH 00 DEGREES 01 MINUTES 39 SECONDS EAST ALONG SAID WEST LINE AS WIDENED 124.60 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF

1515234050 Page: 5 of 6

### **UNOFFICIAL COPY**

111.17 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE WESTERLY FACE OF THE EXISTING BRICK BUILDING; THENCE NORTH 00 DEGREES 18 MINUTES 39 SECONDS EAST ALONG SAID WEST FACE 16.36 FEET TO AN INSIDE CORNER OF SAID BRICK BUILDING; THENCE NORTH 89 DEGREES 41 MINUTES 21 SECONDS WEST ALONG THE SOUTHERLY FACE OF SAID BRICK BUILDING 17.58 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 39 SECONDS WEST 16.98 FEET TO A POINT ON THE NORTH LINE OF THE EXISTING PUBLIC ALLEY; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST CONTINUING ALONG SAID NORTH LINE 46.81 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE CENTERLINE OF AN EXISTING WALL WITHIN AN EXISTING TO'LDING; THENCE NORTH AND WEST THE FOLLOWING SEVEN COURSES ALONG SAID CENTERLINE: (1) NORTH 00 DEGREES 18 MINUTES 39 SECONDS EAST 29.59 FEET; (2) SOUTH 29 DEGREES 56 MINUTES 47 SECONDS WEST 24.20 FEET; (3) NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST 17.06 FEET; (4) NORTH 41 DEGREES 31 MINUTES 43 SECONDS WEST 5.61 FEET; (5) SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 18.01 FEET; (6) NORTH 00 DECREES 03 MINUTES 13 SECONDS WEST 22.70 FEET; (7) SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 27.02 FEET TO A POINT ON THE EAST LINE OF SOUTH MARSHFIELD AVENUE; THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS WEST ALONG SAID EAST LINE 52 03 FEET TO THE POINT OF BEGINNING,

ALSO EXCEPT THAT PART LYING BETWEEN THE HORIZONTAL PLANES OF 107.00 FEET AND 145.00 FEET, CHICAGO CITY DATUM (CCD), BASED ON THE CITY OF CHICAGO BENCHMARK MONUMENT NUMBER 90 HAVING AN ELEVATION OF 14.545 CCD, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER CF SAID LOT 47; THENCE SOUTH 00 DEGREES 02 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 47 ALSO BEING EAST LINE OF SOUTH MARSHFIELD AVENUE 1.5.2J FEET TO THE SOUTHWEST CORNER OF SAID LOT 47, ALSO BEING A POINT ON THE NORTH LINE OF A PUBLIC ALLEY; THENCE SOUTH 89 DEGREES 44 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE 36.20 FEET TO THE POINT ON THE WEST WALL OF THE EXISTING PENTHOUSE, SAID POINT BEING THE OF BEGINNING; THENCE NORTH 00 DEGREES 25 MINUTES 45 SECONDS EAST ALONG THE WEST WALL OF SAID PENTHOUSE 29.43 FEET TO THE, NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 55 MINUTES 26 SECONDS EAST ALONG THE NORTH WALL OF SAID PENTHOUSE 37.02 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 18 MINUTES 39 SECONDS WEST ALONG THE EAST WALL OF SAID PENTHOUSE 29.64 FEET TO A POINT ON THE NORTH LINE OF SAID PUBLIC ALLEY; THENCE NORTH 89 DEGREES 44 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE 37.08 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 4707 S. Marshfield Avenue, Chicago, Illinois

PIN: 20-07-207-001-0000

20-07-207-002-0000

1515234050 Page: 6 of 6

### **UNOFFICIAL COPY**

#### PARCEL 2

LOTS 1 AND 2 IN BLOCK 2 IN BERGER AND JACOB'S SUBDIVISION OF BLOCK 9 IN STONE AND WHITNEY'S SUBDIVISION IN THE NORTH HALF OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1635 W. 47th Street, Chicago, Illinois

PIN:

20-07-206-010-0000

#### PARCEL 3

Non-exclusive easements for ingress and egress for the benefit of Parcel # 1 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded January 29, 2013 as document # 1302922088.