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THIS INSTRUMENT WAS
PREPARED BY AND
SHOULD BE RETURNED TO:

John S. Mrowiec
Conway & Mrowiec
20 South Clark Street
Suite 1000
Chicago, Illinois 60603
(312) 658-1100



Doc#: 1613344060 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/12/2016 02:27 PM Pg: 1 of 5

**FINAL SATISFACTION AND FINAL RELEASE OF
ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS
LIEN OF LEOPARDO COMPANIES, INC.**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration in the amount of \$175,433.94, receipt whereof is hereby acknowledged, the undersigned, Leopardo Companies, Inc., an Illinois corporation ("Leopardo"), does hereby acknowledge final satisfaction and final release of Leopardo's Original Contractor's Claim for Mechanics Lien in the original principal amount of One Hundred Seventy-Five Thousand Four Hundred Thirty-Three and 94/100 Dollars (\$175,433.94) ("Principal Amount Owed") recorded with the Cook County Recorder of Deeds on January 12, 2016 as Document No. 1601222064, against the interests of Broadville, LLC, formerly an Illinois limited liability company ("Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner including, without limitation, Lakefront Medical Associates, LLC, a Delaware limited liability company ("Tenant"), on the following described property:

See Legal Description attached to this Final Satisfaction as Exhibit A.

The PIN Number of the Real Estate is 14-05-204-026.

Address: 6201 - 6217 North Broadway and 1122 - 1148 West Granville, Chicago, Illinois.

PIN Number: 14-05-204-026

Address: 6201 - 6217 North Broadway and 1122 - 1148 West Granville
Chicago, Illinois

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IN WITNESS WHEREOF, the undersigned has signed this instrument this 2nd day of May, 2016.

LEOPARDO COMPANIES, INC.

By: 
Mark C. Fenton

Property of Cook County Clerk's Office

PIN Number: 14-05-204-026

Address: 6201 - 6217 North Broadway and 1122 - 1148 West Granville
Chicago, Illinois

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**EXHIBIT A
TO FINAL SATISFACTION AND FINAL RELEASE OF
ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN
LEGAL DESCRIPTION**

TRACT 3: (RETAIL SPACE #2)

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCKS, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN THE HORIZONTAL BOUNDARY PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID BLOCK 5, THENCE NORTH 00°00'56" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCKS AS BEING NORTH 00°00'58" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 41.05 FEET ALONG THE WEST LINE OF SAID BLOCK 5; THENCE NORTH 89°35'20" EAST, 1.08 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°27'04" EAST, 59.03 FEET; THENCE SOUTH 89°16'17" EAST, 17.38 FEET; THENCE SOUTH 00°35'29" WEST, 11.28 FEET; THENCE SOUTH 45°18'26" EAST, 9.47 FEET; THENCE SOUTH 89°33'16" EAST, 72.59 FEET; THENCE SOUTH 00°08'25" WEST, 16.78 FEET; THENCE SOUTH 89°33'09" EAST, 5.91 FEET; THENCE SOUTH 00°33'28" WEST, 1634 FEET; THENCE SOUTH 89°37'36" EAST, 945 FEET; THENCE SOUTH 00°32'24" WEST, 29.95 FEET; THENCE NORTH 89°1'21" WEST, 6.53 FEET; THENCE SOUTH 00°29'27" WEST, 338 FEET; THENCE NORTH 89°23'58" WEST, 2651 FEET; THENCE SOUTH 00°16'14" WEST, 8.85 FEET; THENCE NORTH 89°44'17" WEST, 39.25 FEET; THENCE NORTH 00°36'16" EAST, 15.19 FEET; THENCE NORTHWESTERLY 36.17 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 59.09 FEET AND A CHORD BEARING NORTH 44°20'00" WEST, 35.61 FEET; THENCE SOUTH 89°35'20" WEST, 14.78 FEET TO THE POINT OF BEGINNING.

TRACT 4: (RETAIL SPACE #3)

A PART OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, RECORDED JANUARY 7, 1909 AS DOCUMENT 4311115, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AND THAT PORTION OF THE ALLEY ADJOINING LOTS 18 & 19 IN SAID BLOCKS, VACATED BY DOCUMENT 0629210106, RECORDED OCTOBER 19, 2006 IN SAID OFFICE OF THE RECORDER, BEING A PART OF THE EAST HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE THE HORIZONTAL PLANE HAVING AN ELEVATION OF +9.2 FEET, (THIS AND ALL SUBSEQUENT ELEVATIONS BASED ON CHICAGO CITY DATUM, ESTABLISHED FROM CHICAGO STANDARD BENCH MONUMENT #234) AND BELOW THE HORIZONTAL PLANE HAVING AN ELEVATION OF +24.5 FEET AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS:

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COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE SOUTH 89°33'04" EAST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE WEST LINE SAID BLOCK 5 AS BEING NORTH 00°00'56" EAST, AS SHOWN ON SAID DOCUMENT 0629210106), 135.88 FEET; THENCE NORTH 00°09'13" EAST, 9.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING THENCE NORTH 00°09'13" EAST, 7.66 FEET; THENCE NORTH 89°39'02" WEST, 3.37 FEET; THENCE NORTH 00°37'34" EAST, 1503 FEET; THENCE SOUTH 88°55'33" EAST, 8.57 FEET; THENCE NORTH 00°21'58" EAST, 12.88 FEET; THENCE SOUTH 89°22'04" EAST, 11.28 FEET; THENCE NORTH 00°25'09" EAST, 14.78 FEET; THENCE SOUTH 89°07'43" EAST, 5.35 FEET; THENCE SOUTH 00°18'47" EAST, 4.00 FEET; THENCE SOUTH 89°12'12" EAST, 19.50 FEET; THENCE NORTH 00°00'00" EAST, 16.10 FEET; THENCE SOUTH 89°56'37" EAST, 71.70 FEET TO A POINT HEREBY DESIGNATED AS POINT 'B'; THENCE SOUTH 00°06'58" WEST, 71.44 FEET; THENCE NORTH 89°32'36" WEST, 53.29 FEET; THENCE NORTH 00°30'25" EAST, 2.82 FEET; THENCE NORTH 89°21'07" WEST, 10.88 FEET; THENCE NORTH 01°43'04" EAST, 6.14 FEET; THENCE NORTH 89°33'54" WEST, 47.32 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART THEREOF LYING ABOVE THE THREE DIMENSIONAL PLANE LYING WITHIN THE HORIZONTAL BOUNDARY, PROJECTED VERTICALLY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT 'B', HAVING AN ELEVATION OF +22.3 FEET; THENCE SOUTH 00°06'58" WEST, 29.62 FEET TO A POINT HAVING AN ELEVATION OF +24.5 FEET; THENCE NORTH 89°38'04" WEST, 60.25 FEET TO A POINT HAVING AN ELEVATION OF +24.5 FEET; THENCE NORTH 00°29'28" EAST, 29.29 FEET TO A POINT HAVING AN ELEVATION OF +22.3 FEET; THENCE SOUTH 89°56'37" EAST, 60.06 FEET TO THE POINT OF BEGINNING.

TRACT 5:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF TRACTS 2, 3, AND 4 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 7, 2008 AS DOCUMENT 0831210044 MADE BY BROADVILLE CONDOMINIUMS, LLC AND BROADVILLE RETAIL, LLC.

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Mark C. Fenton, being first duly sworn on oath, depose and state that I am Vice President of Claimant and am authorized as agent to execute this Final Satisfaction and Final Release of Original Contractor's Claim for Mechanics Lien of Leopardo Companies, Inc. on behalf of Claimant.

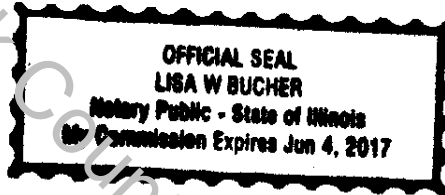
Mark C. Fenton

Mark C. Fenton

SUBSCRIBED AND SWORN TO
before me this 2nd day of May, 2016.

Lisa W. Bucher

Notary Public



THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE RETURNED TO:

John S. Mrowiec
Conway & Mrowiec
20 South Clark Street
Suite 1000
Chicago, Illinois 60603
(312) 658-1100

PIN Number: 14-05-204-026

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