

# UNOFFICIAL COPY

**FULL AND FINAL RELEASE OF  
SUBCONTRACTOR'S CLAIM  
FOR MECHANICS' LIEN**

Doc#: 1622462009 Fee: \$42.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/11/2016 08:49 AM Pg: 1 of 3

**TO OWNER:**

Thorncreek Senior Living, L.P.,  
an Illinois limited partnership,  
10 S. LaSalle St., Suite 3510  
Chicago, IL 60603

**TO GENERAL CONTRACTOR:**

DEN Construction Management, L.L.C.,  
an Illinois limited liability company,  
330 N. Ashland Ave.  
Chicago, IL 60607

**TO FIRST MORTGAGEE:**

MB Financial Bank, N.A.,  
a national banking association,  
800 W. Madison St.  
Chicago, IL 60607

**TO SECOND MORTGAGEE:**

Cook County, Illinois,  
a body politic and corporate,  
69 W. Washington St., Suite 3000  
Chicago, IL 60602

**TO THIRD MORTGAGEE:**

Turnstone Development Corporation,  
an Illinois not-for-profit corporation,  
10 S. LaSalle St., Suite 3510  
Chicago, IL 60603

**FROM SUBCONTRACTOR:**

Rocha Plumbing Incorporated,  
an Illinois corporation,  
2339 S. Springfield Ave., Warehouse B  
Chicago, IL 60623

GIT 40014429

PROJECT NAME: "Thorncreek Senior Living Project."

PROPERTY SITE DESCRIPTION: 410 (formerly 400) E. Margaret St., Thornton, IL 60476, P.I.N. 29-34-107-036-0000 and 29-34-107-023-0000, formerly P.I.N. 29-34-107-033-0000 and 29-34-107-005-0000, legally described on Exhibit A below.

Pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/0.01 *et seq.*, particularly §§ 28, 24, 21, and 7 of the Act, Lien Claimant Subcontractor Rocha Plumbing Incorporated recorded its Sworn Subcontractor's Notice and Claim for Mechanics' Lien against the above Property Site and interested parties Owner: Thorncreek Senior Living, L.P.; General Contractor: DEN Construction Management, LLC; First Mortgagee: MB Financial Bank, N.A.; Second Mortgagee: Cook County, Illinois; and Third Mortgagee: Turnstone Development Corporation, on May 23, 2016 with the Cook County Recorder of Deeds as Document #1614445026.

The undersigned Lien Claimant hereby fully releases said lien in consideration for concurrent payment to it of \$144,498.99 and \$7,605.21, totaling \$152,104.20. Said lien is fully paid, satisfied, and discharged.



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## EXHIBIT A PROPERTY DESCRIPTION

Commonly known as: 410 (formerly 400) E. Margaret St., Thornton, IL 60476

with P.I.N. 29-34-107-036-0000 and 29-34-107-023-0000, formerly P.I.N. 29-34-107-033-0000 and 29-34-107-005-0000

Legal description:

Parcel 1:

LOT 2 IN TELSHE SUBDIVISION, BEING A SUBDIVISION IN THE EAST ½ OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 19, 2014 AS DOCUMENT NO. 1426216080, IN COOK COUNTY, ILLINOIS

and

Parcel 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, BOTH VEHICULAR AND PEDESTRIAN, AND PARKING, AS CREATED BY THE EASEMENT AGREEMENT DATED SEPTEMBER 26, 2014 MADE BY AND BETWEEN RIVERSIDE INVESTMENTS, LLC AND THORNCREEK SENIOR LIVING, L.P., RECORDED OCTOBER 1, 2014 AS DOCUMENT NO. 1427429062 OVER PORTIONS SPECIFIED IN SAID AGREEMENT OF THAT PART OF LOT 1 IN TELSHE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 19, 2014 AS DOCUMENT NO. 1426216080, IN COOK COUNTY, ILLINOIS

and

Parcel 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR TEMPORARY CONSTRUCTION ACCESS, AS CREATED BY THE EASEMENT AGREEMENT DATED OCTOBER 6, 2014 MADE BY AND BETWEEN THE VILLAGE OF THORNTON AND THORNCREEK SENIOR LIVING, L.P., RECORDED OCTOBER 21, 2014 AS DOCUMENT NO. 1429416067 OVER, UNDER, AND ACROSS THOSE PORTIONS OF THE SUBSERVIENT PROPERTY DESCRIBED THEREIN AS ARE REASONABLY NECESSARY TO ALLOW THE GRANTEE TO CONSTRUCT AND THEREAFTER REPAIR OR MAINTAIN THE PROJECT (AS THEREIN DEFINED)

and

Parcel 4:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR LANDSCAPING, AS CREATED BY THE EASEMENT AGREEMENT DATED OCTOBER 6, 2014 MADE BY AND BETWEEN THE VILLAGE OF THORNTON AND THORNCREEK SENIOR LIVING, L.P., RECORDED OCTOBER 21, 2014 AS DOCUMENT NO. 1429416067 ON THE PROPERTY SHOWN ON EXHIBIT C OF SAID AGREEMENT.