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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 THIRD MORTGAGEE:

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

GIT 40014429

FROM SUBCONTRACTOR:
Rocha Plumbing Incorporated,

TO SECOND MORTGAGEE:

a body politic and corporate,

69 W. Washington St., Suite 3000

Cook County, Illinois,

Chicago, IL 60602

an Illinois corporation, 2356 S. Springfield Ave., Warehouse B Chicago, L. 60623

PROJECT NAME: "Thorncreek Senior Living Project."

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.

PROPERTY SITE DESCRIPTION: 410 (formerly 400) E. Margaret St., Thoman, 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

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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Lien Claimant

Rocha Plumbing Incorporated

an-Hlinois corporation

Rene Rodriguez, President

This lien release was prepared by attorney Brian J. Mc Collam Brian J. Mc Collam & Assoc., P.C. 111 W. Washington St., Suite 1051 Chicago, IL 60602 tel. 630-960-032/ email: brian@brian.acc.11am.com

STATE OF ILLINOIS) ; s.s. COUNTY OF COOK)

AFFILAVIT

I, Rene Rodriguez, being first duly sworn on oach, state that I am an adult under no legal disability, am President of Lien Claimant Rocha Plumbing Incorporated, an Illinois corporation, am familiar with the matters set forth above, and am competent to testify and would testify in accord with this affidavit if called to do so. I have read the above full and final release of mechanics' lien and know the contents thereof and all of the statements set forth above are true and correct to the best of my knowledge and belief.

Rene Rodrighe

Subscribed and sworn to before me this 5 day of August, 2016

OFFICIAL SEAL RUTH CASTRO

MY COMMISSION EXPIRES:08/24/18

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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, A'S 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, 3CING 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 THOP ICREEK 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.