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1623641076 Fee: \$32.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 08/23/2016 11:28 AM Pg: 1 of 4

After recording, this instrument should be returned to:

Randolph E. Ruff OGLETREE, DEAKINS, NASH, SMOAK & STEWART, P.C. 155 N. Wacker Drive, Suite 4300 Chicago, IL 60606 312.558.1229

State of Illinois

County of Cook

FINAL RELEASE OF MECHANIC'S LIEN CLAIM AND SURETY BOND CLAIM

Pursuant to and in compliance with the Illinois statute relating to mechanic's liens, and for good and valuable consideration, ine receipt and sufficiency of which is hereby acknowledged, NexGen Building Supply ("Claimant"), does hereby release Claimant's "Mechanic's Lien Claim" against: Carroll Street Lofts, LLC; FirstSecure Bank and Trust Co., an Illinois banking corporation as trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a flust agreement dated the 22nd day of August, 2005, and known as Trust No. 10-862 ("Trust 10-862"); Lawndale Educational and Regional Network Charter School; L.E.A.R.N. Charter TFC, LLC; PNC CDE 17, LP; IFF Capital III, LLC; VAF Sub-CDE XXII, LLC; M & I New Markets Fund, LLC; Berry Bennett, LLC; Learn Charter Master Tenant, LLC; American Chartered Ban's, BMO Harris Bank, N.A.; and Unknown Owners and Non-Record Claimants for Six thousand nine hundred seventy-seven and 35/100 (\$6,977.35), on the property commonly known as: Office.

PIN:

16-12-305-001-0000

Address:

3021 W. Carroll Street, Chicago, Illinois

(the "School Property")

PIN:

16-12-305-013-0000; 16-12-305-014-0000

Address:

3000 and 3006 W. Fulton Street, Chicago, Illinois

(the "Parking Lot Property")

and more specifically described by the legal description shown on Exhibit A attached hereto and incorporated herein, which claim was recorded in the office of the Cook County Recorder of Deeds as Document No. 1403449053. Pursuant to and in compliance with Illinois law relating to surety bonds, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Claimant does hereby waive and release any and all claims, known or

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MGR

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unknown, whether or not currently asserted, against the payment bond, Bond No. 268003040, issued by Liberty Mutual Insurance Company, as surety, in favor of McShane Construction Company LLC.

IN WITNESS WHEREOF, the undersigned has executed this Release of Mechanic's Lien Claim and Surety Bond Claim this ____7th__ day of ____July_______, 2014.

CLAIMANT:

NexGen Building Supply

Richard Wolgemuth

President

FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED WITH THE RECORDER OF DEEDS OF TITLES DY WHOSE OFFICE THE CLAIM FOR LIEN WAS FILED.

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State of WISCONSIN)) SS
County of Milwaukee)
I, Lou Manes , a notary public in and for the County of Milwaukee, State of Wisconsin, DO HEREBY CERTIFY that Richard Wolgemuth, duly authorized agent and President of NexGen Building Supply, personally known to me to be the same person whose name is subscribed to the foregoing Final Release of Mechanic's Lien Claim and Surety Bond Claim, appeared before me this day in person, and I acknowledged that he signed, sealed and delivered the Final Release of Mechanic's Lien Claim and Surety Bond Claim as his free and voluntary act and as the free and voluntary act of NexGen Building Supply for the uses and purposes therein set forth.
GIVEN under my hand and notarial seal this7th_day ofJuly, 2014.
San Manes 2/18/15 Notary Public
THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:
Randolph E. Ruff OGLETREE, DEAKINS, NASH, SMOAK & STEWART, P.C. 155 N. Wacker Drive, Suite 4300 Chicago, IL 60606 312.558.1220
512.550.1220

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EXHIBIT A Legal Descriptions

PIN:

16-12-305-001-0000

Address:

3021 W. Carroll Street, Chicago, Illinois

Legal Description:

LOTS 1, 2, 3, 4, 5 AND 6 IN MCINTOSH'S RESUBDIVISION IN BLOCK 2 IN NICHCU'S ADDITION TO CHICAGO, BEING A RESUBDIVISION OF BLOCK 6 IN LEE AND OTHERS SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 3° NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ILA
OXCOOH
COUNTY
'95

(the "School Property")

PIN:

16-12-305-013-0000; 16-12-305-014-0000

Address:

3000 and 3006 W. Fulton Street, Chicago, Ulinois

Legal Description:

Lots 36, 37 and 38 in Flint's Addition to Chicago, being a subdivision of Blocks 4, 5, 10, 11, 18, 19, 25 and 26 in David S. Lee and Others' Subdivision of the Southwest Quarter of Section 12, Township 39 North, Range 13, East of the Third Princ pal Meridian, in Cook County, Illinois.

(the "Parking Lot Property")

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