## **UNOFFICIAL COPY**

SATISFACTION OR RELEASE OF MECHANIC'S LIEN:

STATE OF ILLINOIS }

COUNTY OF Cook



Doc# 1715346010 Fee \$32.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/02/2017 10:12 AM PG: 1 OF 4

Pursuant to and in compliance with the Illinois Statute relating to mechanics liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, does herby acknowledge satisfaction or release of the claim against CCNSTRUCTION SERVICES GROUP, INC., Toyota Park Retail, L.L.C., Countryside Bank, f/k/a State Bank of Countryside for Forty Two Thousand Six Hundred Seventy-one and 00/100ths Dollars (\$42,671.00) Dollars, on the following described property, to wit:

Street Address:

Toyota Park - Retail 7050 S. Harlem Avenue Bridgeview, IL 60455

A/K/A:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

A/K/A:

Tax# 18-24-402-011-8001

which claim for lien was filed in the office of the recorder of deeds of Cook, Illinois, as Mechanic's Lien document number(s): 1700422101

IN WITNESS WHEREOF, the undersigned has signed this instrument this I edwary 3, 2017.

Kats & Sons, Inc.

Richard S. Kats

Presider:

Prepared By: Kats & Sons, Inc. 11340 Southwest Highway, Palos Hills, IL 60465

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

THIS RELEASE IS BASED UPON AND SUBJECT TO FINANCIAL INSTITUTION ACCEPTANCE AND CLEARANCE OF FUNDS RECEIVED IN THE AMOUNT OF \$42,671.00.

161138303 releasemle

1715346010 Page: 2 of 4

Py Clark's Office

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#### **VERIFICATION**

STATE OF IL	}
COUNTY OF Cook	}

The affiant, Richard S. Kats, being first duly sworn, on oath deposes and says that he/she is the President of the claimant; that he/she has read the foregoing satisfaction and release of claim and knows the contents thereof; and that all the statements therein contained are true.

Richard S. Kats

President

Subscribed and sworn to

Before me this February 3, 2017

Notary Public's Signature

OFFICIAL SEAL
JANET C BARTELS
NOTARY PUBLIC - STATE OF ILLINC'S
MY COMMISSION EXPIRES:01/13/18

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#### **EXHIBIT** A

### LEGAL DESCRIPTION

LOT R IN THE TOYOTA PARK SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24. TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY. STATE OF ILLINOIS, WHICH PLAT OF SUBDIVISION WAS RECORDED ON JUNE 8, 2016 AS DOCUMENT NUMBER 1616029024 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS:

ALSO KNOWN AS:

THAT PART OF LOTS I AND 3 IN PARCEL A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 2015 AS DOCUMENT NUMBER 1518829045 AND THAT PART OF LOT I IN THE SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 24, TOWNSHIP 38 NORTH, BANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24. 1898 AS DOCUMENT NUMBER 1393482, DESCRIBED AS FOLLOWS: COMMENCE'S AT THE SOUTHEAST CORNER OF SAID LOT I IN PARCEL A RESUBDIVISION: THENCE NORTHERLY 334.13 FEET ALONG THE EASTERLY LINE OF SAID LOT I BEING THE ARC OF A CIRCL' CONVEX EASTERLY HAVING A RADIUS OF 1362.59 FEET AND A CHORD BEARING OF NORTH 1° DEGREES IT MINUTES 47 SECONDS WEST (BEARINGS AS REFERENCED TO THE ILLINUIS STATE PLANE EASTERN ZONE COORDINATE SYSTEM (NAD '83 (2011)), TO THE POINT OF BEGINNIN G. HUNCE SOUTH 63 DEGREES 17 MINUTES 35 SECONDS WEST 255.60 FEET: THENCE SOUTH 87 DEGREES 52 MINUTES 35 SECONDS WEST 142.40 FEET: THENCE NORTH 02 DEGREES 07 MINUTES 25 SECONL'S WEST 280.41 FEET, TO A TANGENTIAL CURVE; THENCE NORTHEASTERLY 39.37 FEET ALONG SAID TANGENTIAL CURVE BEING THE ARC OF A CIRCLE CONVEX NORTHWESTERLY HAVING & RADIUS OF 25.00 FEET AND A CHORD BEARING OF NORTH 42 DEGREES 59 MINUTES 38 SECONDS E ST. TO A POINT OF TANGENCY ON THE NORTH LINE OF SAID LOT 3 IN PARCEL A RESUBDIVISION, HENCE NORTH 88 DEGREES 06 MINUTES 42 SECONDS EAST 51.42 FEET ALONG SAID NORTH LINE, TO A TANGENTIAL CURVE; THENCE NORTHEASTERLY 110.19 FEET ALONG SAID TANGENTIAL CURVE BEING THE ARC OF A CIRCLE NORTHEASTERLY 110.19 FEET ALONG SAID TANGENTIAL CURVE BEING THE ARC OF A CIRCLE CONVEX SOUTHEASTERLY HAVING A RADIUS OF 225.00, FET AND A CHORD BEARING OF NORTH 74 DEGREES 04 MINUTES 53 SECONDS EAST, TO A REVERSE CURVE; THENCE EASTERLY 96.52 FEET ALONG SAID REVERSE CURVE BEING THE ARC OF A CIRCLE CONVEX NORTHERLY HAVING A RADIUS OF 65.00 FEET AND A CHORD BEARING OF SOUTH 77 DELPCES 24 MINUTES 37 SECONDS EAST, TO A COMPOUND CURVE; THENCE SOUTHEASTERLY 5.33 FEF. LONG SAID COMPOUND CURVE BEING THE ARC OF A CIRCLE CONVEX NORTHEASTERLY HAVING A RADIUS OF 1362.59 FEET AND A CHORD BEARING OF SOUTH 34 DEGREES 45 MINUTES 27 SECONDS EAST, TO THE NORTHEAST CORNER OF SAID LOT 3 IN PARCEL A RESUBDIVISION; TI ENCE CONTINUING SOUTHEASTERLY 224,19 FEET ALONG THE EASTERLY LINE OF SAID LOT 3 AND THE EASTERLY LINE OF SAID LOT I IN PARCEL A RESUBDIVISION BEING THE ARC OF A C'ICLE CONVEX NORTHEASTERLY HAVING A RADIUS OF 1362.59 FEET AND A CHORD BEARING OF COUTH 29 DEGREES 56 MINUTES 65 SECONDS EAST, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. Office

CONTAINING 2.189 ACRES OR 95,362 SQUARE FEET, MORE OR LESS

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1715346010 Page: 4 of 4

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### AFFIDAVIT FOR RECORDER'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I <u>Christopher T. Gelubs</u>, being duly sworn, state that I have access to the copies of the attached (print name above)

document(s), for which I am listing the type(s) of document(s) below:

Satisfaction or Release	of	Mechanics Lien		
(print document types on the above line)				
which were $c$ qir ally executed by the following parties whose names are listed below:				

Richard & Kats	Toucte Park Retail, LLC.
(print name(s) of executor/grantor)	(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Attorney for Toyota Park Retail LL (print your relicionship to the document(s) on the above line)

### OATH RECAMDING ORIGINAL

I state under oath that the original of this document is now <u>LOST</u> or <u>NOT IN POSSESSION</u> of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was <u>NOT INTENTIONALLY</u> destroyed, or in any manner <u>DISPOSED OF</u> for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Affiant's Signature Above Date A fidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

June 1, 2017
Date Document Subscribed & Sworn Before Me

Signature of Notary Public

OFFICIAL SEAL
AMANDA CREEVY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/18/19

SPECIAL NOTE: This is a courtesy form from the CCRD, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the CCRD as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the CCRD prior to its recording.