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



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Doc# 1720734016 Fee \$35.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2017 09:47 AM PG: 1 OF 7

**PARTIAL SATISFACTION AND PARTIAL RELEASE OF SUBCONTRACTOR'S
MECHANICS LIEN CLAIM TO REFLECT AN AGREED CONCESSION AND
PARTIAL PAYMENT OF \$31,022.48**

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, receipt and sufficiency whereof being hereby acknowledged, the undersigned, Classic Air, Inc. ("Classic Air"), an Illinois corporation with an office located at 1576 Von Braun Trail, Elk Grove Village, Illinois 60007, does hereby acknowledge partial satisfaction and partial release of its claim for Mechanics Lien against the interests of Hotel Mannheim Chicago, LLC ("Owner") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner including Midway Enterprises, Inc. ("Prime Contractor"), Hotel Mannheim EB-5 Lender, LLC ("Lender"), and Pacific Capital Management, LLC ("Owner's Manager"), US Pacific Management, Inc., U.S. Asia Group, Inc., Superhost Enterprises, Inc. and Superhost Hospitality, Inc. ("collectively, "Owner's Agents"), and NORR Inc. ("Architect") in the original principal amount of sum of Two Hundred Eighteen Thousand Nine Hundred Eighty Two Dollars and 32/100 (\$218,982.32) reduced by an agreed concession of Thirty Two Thousand Eight Hundred Forty Seven Dollars and 35/100 (\$32,847.35) and a partial payment of Thirty One Thousand Twenty Two Dollars and 48/100 ("31,022.48") now leaving an adjusted principal amount due of One Hundred Fifty Five Thousand One Hundred Twelve Dollars and 49/100 (\$155,112.49), plus accrued and accruing interest on the following described property:

See Attached Legal Description.

PIN Numbers: 09-32-203-005-0000; 09-32-206-017-0000; 09-32-212-015-0000

Address: 6810 Mannheim Road, Rosemont, Illinois 60018

Bm

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The Permanent Real Estate Tax Numbers are:

PIN: 09-32-203-005-0000; 09-32-206-017-0000; 09-32-212-015-0000

which claim for lien was filed in the office of the Cook County Recorder of Deeds on December 1, 2016, as Document No. 1633644030 .

The street address of the Property is 6810 Mannheim Road, Rosemont, Illinois 60018.

IN WITNESS WHEREOF, the undersigned has signed this instrument on July 24, 2017.

CLASSIC AIR INC.

By: Debbie Hanks
Debbie Hanks, President

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Exhibit A

Legal Description

PARCEL 1:

THE SOUTH 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR MANNHEIM ROAD AND THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT NO. 16738863), (AND EXCEPT THAT PART TAKEN IN CASE NO. 64L21589), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WEST LINE OF MANNHEIM ROAD AND NORTH OF THE NORTH LINE OF THE ILLINOIS TOLL HIGHWAY DRAWN FROM A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4, 315.2 FEET SOUTH OF THE EAST 1/4 CORNER OF SAID SECTION 32 TO A POINT IN THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTH EAST 1/4, 844.84 FEET MEASURED ON THE SAID NORTH LINE EAST OF THE NORTH WEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 32, (EXCEPT THAT PART TAKEN IN CASE NO. 64L21263), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 4 BOTH INCLUSIVE, IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S FIRST ADDITION TO GLEN ACRES, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTH 1/2 OF MORSE AVENUE, VACATED BY DOCUMENT 26239728, LYING NORTH OF AND ADJOINING LOTS 3 AND 4 IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S FIRST ADDITION TO GLEN ACRES, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6810 Mannheim Road, Rosemont, Illinois **60018**

PINs: 09-32-203-005-0000
09-32-206-017-0000
09-32-212-015-0000

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Permitted Exceptions

~~1. TAXES FOR THE YEAR 2012; TAXES ARE NOT YET DUE OR PAYABLE.~~

2. EXISTING UNRECORDED LEASES TO THE FOLLOWING PARTIES:

O'HARE ACCOMODATIONS

REGENCY GIFT SHOP

CLEAR CHANNEL

HEARTLAND COMMUNICATIONS

FINANCIAL CONSULTING

WESTWOOD ONE

VERIZON

AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, AS DISCLOSED BY ALTA STATEMENT DATED MARCH 31, 2005.

3. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES AND LYING WITHIN MORSE AVENUE AS SHOWN ON PLAT OF SURVEY MADE BY GREMLEY AND BIEDERMANN, INC., NUMBER 2004-01133-001, DATED JUNE 11, 2004 AND LAST REVISED MARCH 30, 2005.

4. RESTRICTIONS AND CONDITIONS CONTAINED IN PLAT OF SAID SUBDIVISION RECORDED AUGUST 22, 1940 AS DOCUMENT 12534397 RELATING TO THE USE, SIZE, CONSTRUCTION, OCCUPATION AND LOCATION OF BUILDINGS TO BE ERECTED ON PREMISES; RELATING TO THE PITCH OF ROOFS, TO THE ERECTION OF AUXILIARY BUILDINGS, TO THE PAINTING OF EXTERIOR WALLS AND FENCES, PROVIDING FOR THE KIND OF MATERIALS TO BE USED IN THE FOUNDATIONS, CHIMNEYS, WALLS AND ROOFS OF BUILDINGS TO BE ERECTED ON SAID PREMISES, PROHIBITING THE ERECTION OF OUTHOUSE TOILETS AND PROVIDING FOR THE INSTALLATION OF SEPTIC TANKS AND GREASE TRAPS AND TO THE LOCATION THEREOF; PROVIDING FOR THE DRILLING OF WELLS AND THE LOCATION THEREOF AND PROVIDING THAT WELLS AND WASTE DISPOSAL SYSTEMS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE STATE DEPARTMENT OF PUBLIC HEALTH AND AS AMENDED AND MODIFIED BY AGREEMENT DATED MARCH 24, 1941 AS DOCUMENT 12649232 SETTING FORTH THAT NO BUILDING SHALL BE LOCATED OR ERECTED ON ANY LOT OR BUILDING PLOT NEARER THAN 47 FEET FROM THE FRONT LOT LINE.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION (AFFECTS PARCEL 3)

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5. GRANT OF EASEMENT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1958 AND KNOWN AS TRUST NUMBER 40186 TO CENTRAL TELEPHONE COMPANY OF ILLINOIS DATED MAY 21, 1970 AND RECORDED JUNE 3, 1970 AS DOCUMENT 21173574 TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO SAME AND RIGHT FROM TIME TO TIME TO REMOVE TREES, BUSHES, ETC., AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT GIVEN IN, OVER, UNDER, ACROSS, ALONG AND UPON THE LAND. (AFFECTS PARCEL 3)

6. GRANT OF EASEMENT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1958 AND KNOWN AS TRUST NUMBER 40186 TO THE COMMONWEALTH EDISON COMPANY DATED MAY 21, 1970 AND RECORDED MAY 26, 1970 AS DOCUMENT 21167375 TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY TOGETHER WITH RIGHT OF ACCESS TO SAME AND RIGHT TO REMOVE TREES, ETC., REQUIRED INCIDENT TO SAID GRANT GIVEN ON, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY DESCRIBED AS FOLLOWS:
STRIPS OF LAND 10 FEET WIDE AS SHOWN ON SHADED AREA MARKED 'EXHIBIT A' OVER LOT 2 IN BLOCK 2 IN OLIVER SALINGER AND CO'S 1ST ADDITION TO GLEN ACRES A SUBDIVISION IN THE NORTH 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
(AFFECTS LOT 2 OF PARCEL 3)

7. VIOLATION OF COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENTS 12534397 AND 12649232 AS TO THE MAINTENANCE OF AN ELECTRICAL POWER PLANT ON LOT 2 OF PARCEL 3.
(AFFECTS LOT 2 OF PARCEL 3)

8. VIOLATION OF COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DOCUMENT 12649233 BY MAINTAINING A PARKING LOT ON PARCEL C WITHOUT OBTAINING THE PERMISSION OF THE NEIGHBORHOOD COMMITTEE AS REFERRED TO IN DOCUMENT 12649233.
(AFFECTS PARCEL 3)

9. UNRECORDED EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AS DISCLOSED BY THE ELECTRIC SERVICE STATION AGREEMENT MADE BY AND BETWEEN COMMONWEALTH EDISON COMPANY AND O'HARE INN AND HENRICI REST AS EVIDENCED IN THE UTILITY LETTER DATED JANUARY 13, 1998 BY ROBERT D. SLAVIK, DPM-FIELD AGENT FOR THE COMMONWEALTH EDISON COMPANY.

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10. UNRECORDED EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY AS EVIDENCED IN THE UTILITY LETTER DATED JANUARY 28, 1998 BY EDWARD G. O'ROURKE, GENERAL REAL ESTATE AGENT, NORTHERN ILLINOIS GAS COMPANY.

11. RIGHTS OF THE PUBLIC IN AND TO THE CONCRETE PATH LOCATED ALONG THE SOUTHEASTERLY TIP OF PARCEL 2 AND ONTO THE LAND SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT AS DEPICTED ON SURVEY MADE BY GREMLEY & BIEDERMANN, INC., DATED JUNE 11, 2004 AS ORDER NUMBER 2004-01133-001

12. UNRECORDED EASEMENTS IN FAVOR OF PUBLIC AND, OR QUASI-PUBLIC UTILITY COMPANIES OVER THAT PART OF THE LAND MARKED WITH MANHOLES, BASINS, POLES, VALVES AND VAULTS, TRANSFORMER PAD, HYDRANTS, ARIEL WIRES, AS DISCLOSED BY THE PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN DATED JUNE 11, 2004 AS ORDER NUMBER 2004-01133-001

13. ENCROACHMENT OF THE PARKING SPACES OVER AND ONTO THE EASEMENTS NOTED HEREIN AT EXCEPTION REFERENCE LETTER T AND U AND ENCROACHMENT OF THE CONCRETE CURBS OVER AND ONTO THE EASEMENTS NOTED HEREIN AT EXCEPTION REFERENCE LETTER T AND U AS DISCLOSED BY THE PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN, DATED JUNE 11, 2004 AS ORDER NUMBER 2004-01133-001

14. ENCROACHMENT OF THE GUARD RAIL, LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY VARYING DISTANCES, AS SHOWN THE PLAT OF SURVEY MADE BY GREMLEY AND BIEDERMANN, INC., NUMBER 2004-01133-001, DATED JUNE 11, 2004 AND LAST REVISED MARCH 30, 2005.

15. EXISTING UNRECORDED SITE LEASE ENTERED INTO AUGUST 28, 2008 ("EFFECTIVE DATE") BY AND BETWEEN MEHP O'HARE OPERATING, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LANDLORD") AND DENALI SPECTRUM OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("TENANT"), DEMISING A PORTION OF THE LAND FOR A TERM OF FIVE (5) YEARS COMMENCING ON THE EFFECTIVE DATE ("COMMENCEMENT DATE"), AND TERMINATING AT MIDNIGHT ON THE LAST DAY OF THE INITIAL TERM ("INITIAL TERM"), AND THE RIGHTS OF ALL PARTIES CLAIMING BY THROUGH AND UNDER SAID LESSEE.

16. THE LEASE EXECUTED BY: MEHP O'HARE OWNERSHIP LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND MEHP O'HARE OPERATING LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 28, 2004, A MEMORANDUM OF WHICH LEASE WAS RECORDED IN THE OFFICIAL RECORDS OF THE COOK COUNTY RECORDER OF DEEDS OFFICE APRIL 5, 2005 AS DOCUMENT 0509534036.