

UNOFFICIAL COPY

SATISFACTION AND RELEASE OF MECHANICS LIEN

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:

Garelli, Grogan, Hesse & Hauert
340 W. Butterfield, Suite 2A
Elmhurst, IL 60126



Doc# 1727844037 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/05/2017 12:17 PM PG: 1 OF 4

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Pursuant to and in compliance with the Illinois Mechanics Lien Act, and for valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Riedy Construction, Inc. of Plainfield, Illinois, pursuant to settlement, does hereby release the **MECHANICS LIEN CLAIM** in the amount of \$63,111.90 against CHICAGO TITLE LAND TRUST CO., AS SUCCESSOR TRUSTEE TO AMALGAMATED BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED 12/7/1979 TRUST NO. 4020, AMALGAMATED BANK OF CHICAGO and HGC CONSTRUCTION and any person claiming an interest in the Real Estate commonly known as 940 Green Bay Rd., Winnetka, IL 60093 and legally described in Exhibit A for the improvements thereon by virtue of said lien, on account of labor, materials, tools, and equipment furnished for which claim for lien was filed in the Office of the Recorder of Deeds of Cook County as Mechanic's Lien Document No.: 1715016003.

The Real Estate Permanent Index Numbers: 05-17-121-021-0000

IN WITNESS WHEREOF, the undersigned has signed this instrument this 3 day of October, 2017.

RIEDY CONSTRUCTION, INC.

Subscribed and Sworn to before me this 3 day of October, 2017.

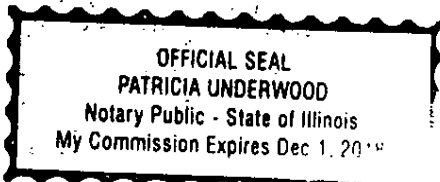
By: Mark J. Riedy

Name: Mark J. Riedy
Its Duly Authorized Agent

Patricia Underwood
Notary Public

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 MECHANICS' LIEN WAS FILED.

(The affidavit follows on page 2)



JA

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FINAL AND UNCONDITIONAL WAIVER AND RELEASE OF CLAIMS, LIEN RIGHTS AND CAUSES OF ACTION UPON FINAL PAYMENT

WHEREAS, Riedy Construction, Inc. ("Subcontractor") was engaged by HGC CONSTRUCTION CO., an Ohio corporation ("General Contractor"), to furnish certain materials and perform certain work and labor in furtherance of the following project (the "Project"):

Project: Graeter's Scoop Shop

Property: 940 Green Bay Road
Winnetka, Illinois 60093

On this 3 day of ~~September~~ ^{OCTOBER} 2017, Subcontractor, in consideration of and conditioned upon the receipt by the payees below of the sum of \$13,035.00, payable as follows as directed by Subcontractor:

\$11,067.62 made payable to "Allegheny Casualty Company"; and

\$1,968.33 made payable to "Grogan Hesse & Uditsky, P.C.P., Attorney Trust Account",

Subcontractor does hereby fully, finally, and unconditionally waive, and fully, finally, and unconditionally release, in favor of the General Contractor, the owner and lessee(s) of the Property, and any other person or entity related thereto, any and all claims, causes of actions, rights to mechanics' liens, rights to other liens, bond claims and claims for retainage and retention arising out of labor or work performed and/or material furnished by Subcontractor with respect to the Project and/or Property. Moreover, Subcontractor has, prior to executing this Final Waiver, fully executed and caused to be properly recorded with the Cook County Recorder of Deeds a Release of Lien, a copy of which bearing the recording information thereof is attached hereto as Exhibit "A." Subcontractor agrees to reasonably and promptly cooperate with any further action that may become necessary to affect the release of such lien.

RIEDY CONSTRUCTION, INC.

By: Mark J Riedy (Signature)

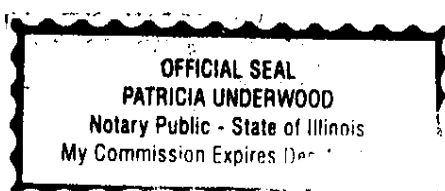
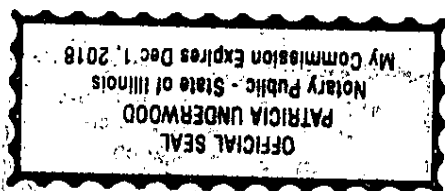
Name: _____ (Print Name):

Title: _____ (Print Title)

STATE OF ILLINOIS)
COUNTY OF Will) ss:

The foregoing instrument was acknowledged before me this 3 day of ~~September~~ ^{OCTOBER}, 2017, by Mark J Riedy, in his/her capacity as PRESIDENT of Riedy Construction, Inc., identified as the Subcontractor in the foregoing instrument, as his/her voluntary act on behalf of said Subcontractor.

Patricia Underwood
Notary Public
My Commission Expires Dec 7 2018

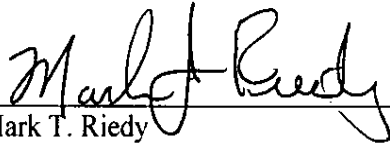


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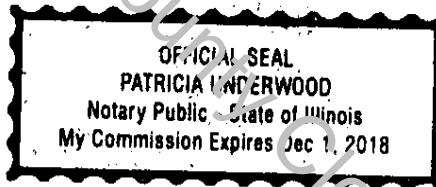
STATE OF ILLINOIS)
) SS.
 COUNTY OF DUPAGE)


I, Mark T. Riedy, being first duly sworn, depose and state that I am an agent of Riedy Construction, Inc. and that I am duly authorized to execute this Satisfaction and Release of Mechanics Lien on behalf of Riedy Construction, Inc.



 Mark T. Riedy

Subscribed and sworn to before me
 this 3 day of October, 2017.





 Notary Public

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

LOTS 23 AND 24 IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF THAT PART OF THE NORTH WEST ¼ OF FRACTIONAL SECTION 17 AND PART OF THE EAST ¼ OF THE SOUTH WEST ¼ OF FRACTIONAL SECTION 8, EXCEPT THAT PART OF LOT 23, THAT IS DESCRIBED AS FOLLOWS: BEGINNING AT MOST WESTERLY CORNER OF SAID LOT 23 AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTH WESTERLY LINE OF SAID LOT 6.78 FEET THENCE SOUTHERLY IN A STRAIGHT LINE 36.33 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 35.69 FEET SOUTHEASTERLY OF MOST WESTERLY CORNER THEREOF THENCE NORTH WESTERLY ALONG THE SOUTH WESTERLY LINE OF SAID LOT 35.69 FEET TO THE POINT OF BEGINNING, ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO,

THAT PART OF LOT 20 LYING EASTERLY OF THE EASTERLY LINE OF 16 FOOT ALLEY RUNNING NORTHERLY AND SOUTHERLY ACROSS THE EASTERLY PORTION OF SAID LOT 20 IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF PART OF THE NORTH WEST ¼ OF FRACTIONAL SECTION 17 AND PART OF THE EAST ¼ OF THE SOUTH WEST ¼ OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT 20, 3.0 FEET SOUTHWESTERLY OF THE MOST SOUTHERLY CORNER OF LOT 24; THENCE NORTH WESTERLY PARALLEL WITH THE WESTERLY LINE OF LOT 24, 48.49 FEET; THENCE NORTHERLY IN A STRAIGHT LINE 16.10 FEET TO A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 20, 35.69 FEET SOUTHERLY OF THE MOST WESTERLY CORNER OF LOT 23, THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOTS 23 AND 24 TO THE MOST SOUTHERLY CORNER OF LOT 24; THENCE SOUTHWESTERLY 3.0 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS