

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED  
BY AND SHOULD BE RETURNED  
TO:

Raceway Land Development, LLC  
758 Vernon Ave., Glencoe, IL 60022

Doc#: 1800246014 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/02/2018 08:45 AM Pg: 1 of 3

ABOVE SPACE FOR RECORDER'S USE ONLY

17352070 NS-Tms (ink)

## RELEASE OF COMMERCIAL REAL ESTATE BROKER'S LIEN

The Commercial Real Estate Broker Lien recorded in the office of the Recorder of Deeds of Cook County, Illinois on November 15, 2017, as Doc. No. 1731955102 in the amount of \$27,600.00 plus interest, by HSA Commercial Inc., a Real Estate Broker, License No. 478003840, against the following property, is hereby released:

See EXHIBIT A Attached Hereto

WHICH PROPERTY IS COMMONLY KNOWN AS Southeast Corner of Vermont and Ashland, Calumet Park, Illinois.

Subscribed and sworn to before me  
this 16th day of November, 2017

HSA COMMERCIAL INC.

By: \_\_\_\_\_

*[Signature]*  
Robert E. Smietana

Its: \_\_\_\_\_

CEO

*[Signature]*  
NOTARY PUBLIC



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## EXHIBIT A

Order No.: 17352070NS

Parcel 1:

THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 160.00 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED TO SANITARY DISTRICT OF CHICAGO, CORPORATION OF ILLINOIS BY WARRANTY DEED DATED SEPTEMBER 30, 1911 AND RECORDED OCTOBER 25, 1911 IN BOOK 11716, PAGE 334 AS DOCUMENT NUMBER 4854550, THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 71.12 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF ASHLAND AVENUE PER CONDEMNATION DOCUMENTS 74L12029 AND 92L51309 RECORDED JANUARY 14, 1976 AND NOVEMBER 30, 1994, RESPECTIVELY; RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY OF ASHLAND AVENUE THE FOLLOWING THREE (3) COURSES: 1) NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 42.61 FEET; THENCE 2) NORTH 02 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 240.55 FEET; THENCE 3) NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST, A DISTANCE OF 60.79 FEET TO THE POINT OF BEGINNING; CONTINUING THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST ALONG SAID RIGHT-OF-WAY OF ASHLAND AVENUE, A DISTANCE OF 375.62 FEET TO INTERSECTION OF SAID RIGHT-OF-WAY OF ASHLAND AVENUE AND THE SOUTH RIGHT-OF-WAY OF VERMONT STREET AND A POINT OF CURVATURE; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF VERMONT STREET THE FOLLOWING TWO (2) COURSES; 1) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 87.50 FEET, WHOSE CHORD BEARS NORTH 33 DEGREES 05 MINUTES 53 SECONDS EAST, A DISTANCE OF 95.60 FEET FOR A MEASURED ARC DISTANCE OF 101.14 FEET TO A POINT OF TANGENCY; THENCE 2) NORTH 66 DEGREES 12 MINUTES 41 SECONDS EAST, A DISTANCE OF 186.61 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY OF VERMONT STREET, SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST, A DISTANCE OF 531.51 FEET; THENCE SOUTH 23 DEGREES 34 MINUTES 05 SECONDS WEST, 24.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS WEST, A DISTANCE OF 172.40 FEET; THENCE NORTH 61 DEGREES 09 MINUTES 36 SECONDS WEST, 46.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

To be known as :

Lot 1 and Lot 2 in Vermont Ashland Subdivision recorded November 17, 2017 as document 1732106080 being a subdivision in that part of the West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 37 North, Range 14, East of the third principal meridian in Cook County, Illinois.

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## EXHIBIT A

(continued)

Parcel 2:

A non-exclusive easement in common, for the benefit of parcel 1, as set forth in the Amended and Restated Declaration of Easements, Restrictions and Covenants made by and between Raceway Park, LLC, Raceway Central LLC, Aldi, Inc., and Raceway Land Development LLC (collectively "Declarants") dated June 20, 2017 and recorded November 17, 2017 for the purpose of ingress and egress from every parcel and circulation and passage of pedestrians and vehicles over and across the easement areas and for the installation, use, operation, maintenance, repair, enlargement, replacement, relocation and removal of common utility facilities and separate utility facilities serving the parcels as defined therein.

ADDRESS: 12901 S. Ashland Ave., Calumet Park,  
IL. 60827

P.I.N. 25-32-105-017-0000

Property of Cook County Clerk's Office