

RELEASE OF CLAIM FOR LIEN



Doc# 1807122029 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/12/2018 02:46 PM PG: 1 OF 2

FRANKLIN CLUB TOWNHOME
CONDOMINIUM ASSOCIATION, an
Illinois not-for-profit corporation,
hereby Releases its previously recorded
Claim for Lien, against

NELLO V. FERRARA II, of Cook County, Illinois, and states as follows:

Nello V. Ferrara II is currently the owner of the following property, to wit:

SEE LEGAL DESCRIPTION ON REVERSE SIDE PIN 15-12-411-026-1021
and commonly known as: **7314 Circle Avenue, Unit #2P, Forest Park, Illinois 60130**

THAT on February 18, 2010, the FRANKLIN CLUB TOWNHOME CONDOMINIUM ASSOCIATION caused a Claim for Lien to be recorded with the Cook County Recorder (document no. 1004904313) against said property for the annual assessment or charges of said association in the amount \$2,246.94.

THAT any and all assessments, charges, interest and fees that are due the association have been paid in full for said property and that no amount is due.

ACCORDINGLY, FRANKLIN CLUB TOWNHOME CONDOMINIUM ASSOCIATION hereby releases any and all Claim of Lien, including the lien referenced in recorded document 1004904313, against NELLO V. FERRARA II and the said property.

Signed this 7th day of February, 2018

Monroe Property Management Co. of Chicago, as
Managing Agent for FRANKLIN CLUB
TOWNHOME CONDOMINIUM ASSOCIATION

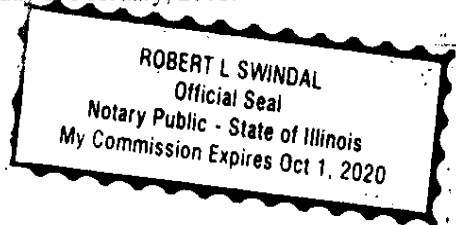
By: Mary Swindal, President
MARY SWINDAL, President & sole officer

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Mary Swindal, individually and personally known to me to be the President of the Monroe Property Management Co. of Chicago and President of said corporation, are known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as its free and voluntary act, and deed of the corporation, for the uses and purposes therein set forth

Given under my hand and official seal, this 7 day of February, 2018.

Commission expires OCT 1, 2020
Robert L Swindal
NOTARY PUBLIC



R 2

UNOFFICIAL COPY

Legal Description

UNIT 2-P IN FRANKLIN CLUB TOWNHOUSE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 100.00 FEET (THE EAST LINE OF SAID LOT ALSO BEING THE WEST LINE OF MARENGO AVENUE); THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, A DISTANCE OF 58.0 FEET TO A POINT ON THE WEST LINE OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 64.56 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1034.0 FEET, AN ARC DISTANCE OF 67.83 FEET TO THE PLACE OF BEGINNING (THE NORTHWESTERLY LINE OF SAID LOT ALSO BEING THE SOUTHEASTERLY LINE OF CIRCLE AVENUE) TOGETHER WITH ALL OF LOTS 2 AND 3 IN BLOCK 3 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1858 IN BOOK 160 OF MAPS, PAGE 5, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS 0329618086 AND AMENDMENTS THERETO, TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.
PORT FORM

Mail To:

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
1888875 113

Property Clerk's Office