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Instrument Prepared by and
Recording requested by:

Law Offices of John A. Krupa & Assoc.
195 W. Joe Orr Rd., Suite 200
Chicago Heights, IL 60411



Doc# 1811734104 Fee \$32.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/27/2018 04:14 PM PG: 1 OF 3

Space Above for Recorder's Use

RELEASE & WAIVER OF MECHANIC'S LIEN CLAIM

Pursuant to the Illinois Mechanic's Lien Act 770 ILCS 60/1 et.seq., TGM Fabricating, Inc., for good and valuable consideration, the receipt of which is hereby acknowledge, releases and waives its Mechanic's Lien recorded with the Cook County Recorder of Deeds as Document Number #1715857145 against the below parties and property as fully satisfied in exchange for the payment of Fifty-Four Thousand Dollars and NO/100 (\$54,000.00).

In the Office of the Recorder of Deeds
County of Cook, State of Illinois

CLAIMANT:

TGM Fabricating, Inc.
57 E. 24th St.
Chicago Heights, IL 60411

PROPERTY OWNER:

1571 Maple Avenue, LLC
c/o Stephanie T. Bengtson
225 W. Hubbard, 4th Flr
Chicago, IL 60654

HIRING PARTY:

Novak Construction Company
c/o Mr. Zach Fredman
3423 N. Drake Ave
Chicago, IL 60618

PRIME CONTRACTOR:

Novak Construction Company
c/o Mr. Zach Fredman
3423 N. Drake Ave
Chicago, IL 60618

PROPERTY:

The Real Property as described as the following parcel(s) of land, including any and all structures and improvements upon the parcel(s) to which this Release and Waiver of Mechanic's Lien shall release:

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County of Cook
State of Illinois

LEGALLY DESCRIBED AS:

PARCEL 1:

THAT PART OF BLOCK 63 IN EVANSTON, A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE INTERSECTION OF THE EAST LINE OF MAPLE AVENUE, BEING ALSO THE WEST LINE OF SAID BLOCK 63, IN THE NORTH LINE OF THE SOUTH 250 FEET 1 ½ INCHES OF SAID BLOCK 63; THENCE NORTH ALONG SAID EAST LINE OF MAPLE AVENUE WITH AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 71.36 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 20 FEET OF THE NORTH 150 FEET OF SAID BLOCK 63; THENCE EAST ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 62.63 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 20 FEET 10 INCHES OF THE WEST 83 FEET 5 ½ INCHES OF THE NORTH 130 FEET OF SAID BLOCK 63; THENCE NORTH ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF DAVIS STREET, BEING ALSO THE NORTH LINE OF SAID BLOCK 63; THENCE ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF NORTH 89 DEGREES 57 MINUTES 35 SECONDS EAST, A DISTANCE OF 35.95 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY LINE OF ELMWOOD AVENUE, BEING ALSO THE NORTHEASTERLY LINE OF THAT PART OF SAID BLOCK 63 WHICH LIES WEST OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD (EXCEPT THAT PART THEREOF DEDICATED FOR STREET PURPOSES); THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF SOUTH 27 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 226.33 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 250 FEET 1 ½ INCHES OF SAID BLOCK 63; THENCE WEST ALONG THE LAST DESCRIBED LINE WITH AN ASSUMED BEARING OF 89 DEGREES 59 MINUTES 13 SECONDS WEST, A DISTANCE OF 201.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

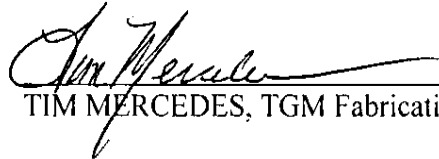
PARCEL 2:

A NON-EXCLUSIVE PERMANENT EASEMENT CONTAINED IN THE EASEMENT AGREEMENT RECORDED APRIL 6, 2016 AS DOCUMENT 1609716044 MADE BY AND BETWEEN THE CITY OF EVANSTON AND 1571 MAPLE AVENUE, LLC FOR THE PURPOSE OF PERMITTING THE CAISSONS TO BE CONSTRUCTED AND INSTALLMENT AS PROVIDED THEREIN.

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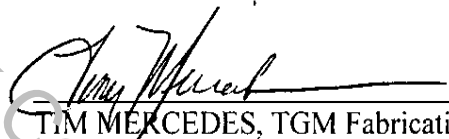
Commonly Known As: 920 Davis Street, Evanston, IL; 1571, 1573, 1575 Maple Ave, Evanston, IL; and 1572, 1590 Elmwood Ave, Evanston, IL.

Permanent Index Number: 11-18-310-004-0000; 11-18-310-008-0000, 11-18-310-007-0000, 11-18-310-006-0000; 11-18-310-020-0000, 11-18-310-019-0000


TIM MERCEDES, TGM Fabricating, Inc.

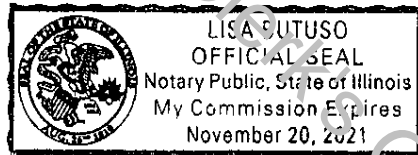
VERIFICATION

I, Tim Mercedes, the Claimant, after being duly sworn on oath, depose and state I have read the above Release and Waiver of Lien, have direct knowledge of the facts contained in the Release and Waiver of Lien, and certify the Release and Waiver of Lien is true and correct to the best of my knowledge.


TIM MERCEDES, TGM Fabricating, Inc.

SUBSCRIBED and SWORN to before me this 13th day of April, 2018.


NOTARY PUBLIC



Document Prepared by:
Law Offices of John A. Krupa & Assoc.
195 W. Joe Orr Rd., Suite 200
Chicago Heights, IL 60411
(708) 799-4444