

# UNOFFICIAL COPY



\*1812344044\*

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TO:

Stephen E. Ray  
Stein Ray LLP  
222 W. Adams Street, Suite 1800  
Chicago, IL 60606

Doc# 1812344044 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2018 11:17 AM PG: 1 OF 3

## FINAL SATISFACTION AND RELEASE OF MECHANICS LIEN AND CLAIMS

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

Pursuant to and in compliance with the Mechanics Lien Act (770 ILCS 60/1 *et seq.*), and for good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, Midwest Steel, Inc. ("Midwest"), does hereby acknowledge satisfaction of and releases the Subcontractor's Notice and Claim for Lien in the amount of Two Million Five Hundred and Twenty-One Thousand Five Hundred and Seventy-Eight Dollars and Eighty-Three Cents (\$2,521,578.83) against LendLease (US) Construction Inc. ("Contractor"), River Point LLC ("Owner"), and any person claiming an interest in the real estate as hereinafter described by, through or under the Owner or party in interest on the property commonly known as 444 West Lake Street, Chicago, Illinois defined and legally described in Exhibit 1 hereto (the "Property"), which Claim for Lien was filed in the office of the Recorder of Deeds on December 13, 2016 as document number 1634829085 in Cook County, Illinois.

Dated: April 25, 2018

MIDWEST STEEL, INC.

By: K. Kusner, CFO

SUBSCRIBED AND SWORN to before  
me this 25 day of April, 2018.

Cari D Steward  
Notary Public

CARI D. STEWARD  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Jun 30, 2018  
ACTING IN COUNTY OF

**FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHOULD BE FILED  
WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE LIEN WAS FILED.**

PINs: 17-09-306-033-0000, 17-09-306-034-0000, 17-09-306-035-0000,  
17-09-306-036-0000, 17-09-306-037-0000,

Address: 444 West Lake Street, Chicago, Illinois

*Bm*

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## EXHIBIT 1 PROPERTY DESCRIPTION

Address of property: 444 W. Lake St., Chicago, Illinois

PINs: 17-09-306-033-0000  
17-09-306-034-0000  
17-09-306-035-0000  
17-09-306-036-0000  
17-09-306-037-0000

### PARCEL 1:

LOTS 1, 2, 3, 4 AND 4A IN THE RIVERPOINT SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MARCH 24, 2009 AS DOCUMENT NUMBER 0908310021, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE FOLLOWING DOCUMENTS (THE "RAILROAD DEEDS"): (A) DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED MARCH 28, 1989 AS DOCUMENT 89134782 MADE BY CHICAGO UNION STATION COMPANY ("CUSCO") TO L&M RIVERBEND VENTURE (AS SUCCESSOR IN INTEREST TO CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065), AS MODIFIED BY (i) INSURANCE PROVISIONS MODIFICATION OF DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED JUNE 15, 1999 AS DOCUMENT 99573329 (THE "INSURANCE MODIFICATION"); AND (ii) SECOND MODIFICATION TO DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED MAY 3, 2011 AS DOCUMENT NUMBER 1112322044 (THE "SECOND MODIFICATION") (COLLECTIVELY, THE "CUSCO DEED"); AND (B) DEED IN TRUST SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED MARCH 28, 1989 AS DOCUMENT 89134783 MADE BY CUSCO, AS SUCCESSOR IN INTEREST TO CONSOLIDATED RAIL CORPORATION AND CMC REAL ESTATE CORPORATION, AND L&M RIVERBEND VENTURE (AS SUCCESSOR IN INTEREST TO CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK, N.A., AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 1, 1989 AND KNOWN AS TRUST NUMBER 114065), AS MODIFIED BY (i) THE INSURANCE MODIFICATION; AND (ii) THE SECOND MODIFICATION (COLLECTIVELY, THE "CONRAIL DEED"), ON, OVER, THROUGH AND ACROSS THE FOLLOWING PROPERTY (THE "EXCEPTED PROPERTY"): (X) THAT PORTION OF PARCEL 3 OF THE CUSCO DEED LYING BELOW 32.83 FEET, CHICAGO CITY DATUM ("CCD") AND (Y) THAT PORTION OF PARCEL 2 OF THE CONRAIL DEED LYING BELOW 32.83 FEET CCD, AS SUCH EXCEPTED PROPERTY IS SHOWN ON THE SURVEY PREPARED BY CHICAGO GUARANTEE SURVEY COMPANY, DESIGNATED AS ORDER NO. 2014-19502-001, DATED JUNE 25, 2014, (THE "SURVEY").

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## PARCEL 3:

NON-EXCLUSIVE ROADWAY EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THAT CERTAIN EASEMENT DATED AUGUST 12, 1981, GRANTED BY RICHARD B. OGILVIE, TRUSTEE OF THE PROPERTY OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY AND CUSCO AND RECORDED AS PART OF THAT CERTAIN ASSIGNMENT OF NON-EXCLUSIVE EASEMENT ON APRIL 10, 1986 AS DOCUMENT NUMBER 86138458 (THE "ROADWAY EASEMENT"), AND GRANTED BY CUSCO TO THE OWNER OF PARCEL 1 PURSUANT TO SECTION 2.8 OF THE RAILROAD

DEEDS, FOR PEDESTRIAN AND VEHICULAR ACCESS ON, OVER, THROUGH AND ACROSS THE AREA DESCRIBED IN THE ROADWAY EASEMENT, AS SHOWN ON THE SURVEY AS THE "ROADWAY EASEMENT AREA" (THE "ROADWAY EASEMENT AREA").

## PARCEL 4:

THE FOLLOWING EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED PURSUANT TO TRUSTEE'S DEED (THE "RIVERBEND DEED") RECORDED AUGUST 10, 1998 AS DOCUMENT NUMBER 98(9)771 (THE "RIVERBEND EASEMENTS"): (A) A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES DESCRIBED IN SECTION 7(F) OF THE RIVERBEND DEED OVER AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT A OF THE RIVERBEND DEED (THE "RIVERBEND PARCEL") AND (B) AN EASEMENT FOR THE PURPOSES DESCRIBED IN SECTION 7(A) OF THE RIVERBEND DEED IN, ON, OVER, UNDER, ALONG AND ACROSS THAT PORTION OF THE RIVERBEND PARCEL DESCRIBED ON EXHIBIT C OF THE RIVERBEND DEED AND SHOWN ON THE SURVEY AS "EXHIBIT C OF 98698771" (THE "EXHIBIT C PORTION OF THE RIVERBEND PARCEL").

## PARCEL 5:

THAT PART OF THE CHICAGO RIVER LYING EASTERLY OF AND ADJOINING LOT 3 IN THE RIVERPOINT SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED MARCH 24, 2009 AS DOCUMENT NUMBER 0908310021, LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3, LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SAID LOT 3 AND LYING WESTERLY OF THE CENTER THREAD OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.