

UNOFFICIAL COPY



THIS INSTRUMENT WAS PREPARED
BY AND AFTER RECORDING
SHOULD BE RETURNED TO:

Doc# 1812819018 Fee \$35.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2018 10:17 AM PG: 1 OF 7

Sophia Moraitis
S. Moraitis & Associates
333 Harrison Street
Oak Park, Illinois 60304
smoraitis@sma-law.com
Ph: (312) 733-9803
Cell: (312) 342-5730

**PARTIAL SATISFACTION AND PARTIAL RELEASE OF SUBCONTRACTOR'S
MECHANICS LIEN CLAIM TO REFLECT FOURTH PARTIAL PAYMENT OF
\$16,020.54**

STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration, receipt and sufficiency whereof being hereby acknowledged, the undersigned, K.A.S. Electric Corporation ("KAS"), an Illinois corporation with an office located at 27578 N. Owens Road, Mundelein, IL 60060, does hereby acknowledge partial satisfaction and partial release of its claim for Mechanics Lien against the interests of Hotel Mannheim Chicago, LLC ("Owner") and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner including Midway Enterprises, Inc. ("Prime Contractor"), Hotel Mannheim EB-5 Lender, LLC ("Lender"), Pacific Capital Management, LLC ("Owner's Manager"), US Pacific Management, Inc., U.S. Asia Group, Inc., Superhost Enterprises, Inc. and Superhost Hospitality, Inc. ("collectively, "Owner's Agents"), and NORR Inc. ("Architect") in the original principal amount of One Hundred Thirteen Thousand Eighty Six Dollars and 23/100 (\$113,086.23) reduced by an agreed concession of Sixteen Thousand Nine Hundred Sixty Two Dollars and 93/100 (\$16,962.93), a prior partial payment of Sixteen Thousand Twenty Dollars and 54/100 (\$16,020.54), second partial payment of Sixteen Thousand Twenty Dollars and 54/100 (\$16,020.54), a third partial payment of Sixteen Thousand Twenty Dollars and 54/100 (\$16,020.54), and a fourth partial payment of Sixteen Thousand Twenty Dollars and 54/100 (\$16,020.54), now leaving an adjusted principal amount due of Thirty Two Thousand Forty One Dollars and 14/100 (\$32,041.14), plus accrued and accruing interest on the following described property:

PIN Numbers: 09-32-203-005-0000; 09-32-206-017-0000; 09-32-212-015-0000

Address: 6810 Mannheim Road, Rosemont, Illinois 60018

JA

UNOFFICIAL COPY

See Attached Legal Description.

The Permanent Real Estate Tax Numbers are:

PIN: 09-32-203-005-0000; 09-32-206-017-0000; 09-32-212-015-0000

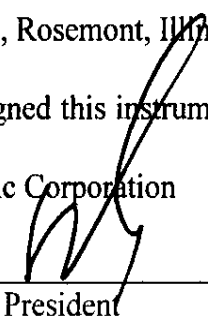
which claim for lien was filed in the office of the Cook County Recorder of Deeds on October 26, 2016, as Document No. 1630019119.

Prior partial releases were filed in the office of the Cook County Recorder of Deeds on July 28, 2017 as Document No. 1720915188, on October 20, 2017 as Document No. 1729344028, and on January 19, 2018 as Document No. 1801922057.

The street address of the Property is 6810 Mannheim Road, Rosemont, Illinois 60018.

IN WITNESS WHEREOF, the undersigned has signed this instrument on May 4, 2018.

K.A.S. Electric Corporation

By: 

Kyle Soudan, President

THIS INSTRUMENT WAS
PREPARED BY AND AFTER
RECORDING SHOULD
BE RETURNED TO:

Sophia Moraitis
S. Moraitis & Associates
333 Harrison Street
Oak Park, Illinois 60304
Ph: (312) 733-9803
Cell: (312) 342-5730
smoraitis@sma-law.com

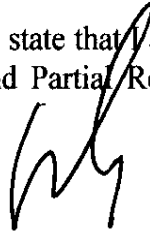
PIN Numbers: 09-32-203-005-0000; 09-32-206-017-0000; 09-32-212-015-0000

Address: 6810 Mannheim Road, Rosemont, Illinois 60018

UNOFFICIAL COPY

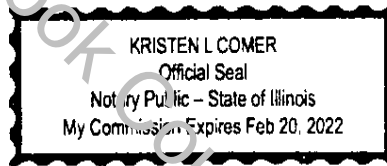
STATE OF ILLINOIS)
) ss.
 COUNTY OF LAKE)

I, Kyle Soudan, being first duly sworn on oath, depose and state that I am an officer of Claimant and am authorized to execute this Partial Satisfaction and Partial Release of Subcontractor's Mechanics Lien on behalf of Claimant.



SUBSCRIBED AND SWORN TO
 before me this 4th day of May 2018.

Kristen L Comer
 Notary Public



THIS INSTRUMENT WAS
 PREPARED BY AND AFTER
 RECORDING SHOULD
 BE RETURNED TO:

Sophia Moraitis
 S. Moraitis & Associates
 333 Harrison Street
 Oak Park, Illinois 60304
 Ph: (312) 733-9803
 Cell: (312) 342-5730
 smoraitis@sma-law.com

PIN Numbers: 09-32-203-005-0000; 09-32-206-017-0000; 09-32-212-015-0000

Address: 6810 Mannheim Road, Rosemont, Illinois 60018

UNOFFICIAL COPY

Exhibit A

Legal Description

PARCEL 1:

THE SOUTH 1/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR MANNHEIM ROAD AND THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY DEED RECORDED AS DOCUMENT NO. 16738863), (AND EXCEPT THAT PART TAKEN IN CASE NO. 64L21589), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WEST LINE OF MANNHEIM ROAD AND NORTH OF THE NORTH LINE OF THE ILLINOIS TOLL HIGHWAY DRAWN FROM A POINT IN THE EAST LINE OF SAID SOUTH EAST 1/4, 315.2 FEET SOUTH OF THE EAST 1/4 CORNER OF SAID SECTION 32 TO A POINT IN THE NORTH LINE OF SAID EAST 1/2 OF THE SOUTH EAST 1/4, 844.84 FEET MEASURED ON THE SAID NORTH LINE EAST OF THE NORTH WEST CORNER OF SAID EAST 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION 32, (EXCEPT THAT PART TAKEN IN CASE NO. 64L21263), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 4 BOTH INCLUSIVE, IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S FIRST ADDITION TO GLEN ACRES, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTH 1/2 OF MORSE AVENUE, VACATED BY DOCUMENT 26239728, LYING NORTH OF AND ADJOINING LOTS 3 AND 4 IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S FIRST ADDITION TO GLEN ACRES, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6810 Mannheim Road, Rosemont, Illinois 60018

PINs: 09-32-203-005-0000
09-32-206-017-0000
09-32-212-015-0000

UNOFFICIAL COPY

Permitted Exceptions

~~1. TAXES FOR THE YEAR 2012; TAXES ARE NOT YET DUE OR PAYABLE.~~

2. EXISTING UNRECORDED LEASES TO THE FOLLOWING PARTIES:

O'HARE ACCOMODATIONS
 REGENCY GIFT SHOP
 CLEAR CHANNEL
 HEARTLAND COMMUNICATIONS
 FINANCIAL CONSULTING
 WESTWOOD ONE
 VERIZON

AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES, AS DISCLOSED BY ALTA STATEMENT DATED MARCH 31, 2005.

3. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES AND LYING WITHIN MORSE AVENUE AS SHOWN ON PLAT OF SURVEY MADE BY GREMLEY AND BIEDERMANN, INC., NUMBER 2004-01133-001, DATED JUNE 11, 2004 AND LAST REVISED MARCH 30, 2005.

4. RESTRICTIONS AND CONDITIONS CONTAINED IN PLAT OF SAID SUBDIVISION RECORDED AUGUST 22, 1940 AS DOCUMENT 12534397 RELATING TO THE USE, SIZE, CONSTRUCTION, OCCUPATION AND LOCATION OF BUILDINGS TO BE ERECTED ON PREMISES; RELATING TO THE PITCH OF ROOFS TO THE ERECTION OF AUXILIARY BUILDINGS, TO THE PAINTING OF EXTERIOR WALLS AND FENCES, PROVIDING FOR THE KIND OF MATERIALS TO BE USED IN THE FOUNDATIONS, CHIMNEYS, WALLS AND ROOFS OF BUILDINGS TO BE ERECTED ON SAID PREMISES, PROHIBITING THE ERECTION OF outhouse TOILETS AND PROVIDING FOR THE INSTALLATION OF SEPTIC TANKS AND GREASE TRAPS AND TO THE LOCATION THEREOF; PROVIDING FOR THE DRILLING OF WELLS AND THE LOCATION THEREOF AND PROVIDING THAT WELLS AND WASTE DISPOSAL SYSTEMS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE STATE DEPARTMENT OF PUBLIC HEALTH AND AS AMENDED AND MODIFIED BY AGREEMENT DATED MARCH 24, 1941 AS DOCUMENT 12649232 SETTING FORTH THAT NO BUILDING SHALL BE LOCATED OR ERECTED ON ANY LOT OR BUILDING PLOT NEARER THAN 47 FEET FROM THE FRONT LOT LINE.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OF OR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION (AFFECTS PARCEL 3)

UNOFFICIAL COPY

5. GRANT OF EASEMENT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1958 AND KNOWN AS TRUST NUMBER 40186 TO CENTRAL TELEPHONE COMPANY OF ILLINOIS DATED MAY 21, 1970 AND RECORDED JUNE 3, 1970 AS DOCUMENT 21173574 TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO SAME AND RIGHT FROM TIME TO TIME TO REMOVE TREES, BUSHES, ETC., AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT GIVEN IN, OVER, UNDER, ACROSS, ALONG AND UPON THE LAND. (AFFECTS PARCEL 3)

6. GRANT OF EASEMENT FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1958 AND KNOWN AS TRUST NUMBER 40186 TO THE COMMONWEALTH EDISON COMPANY DATED MAY 21, 1970 AND RECORDED MAY 26, 1970 AS DOCUMENT 21167375 TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE FROM TIME TO TIME POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY TOGETHER WITH RIGHT OF ACCESS TO SAME AND RIGHT TO REMOVE TREES, ETC., REQUIRED INCIDENT TO SAID GRANT GIVEN ON, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY DESCRIBED AS FOLLOWS:
STRIPS OF LAND 10 FEET WIDE AS SHOWN ON SHADED AREA MARKED 'EXHIBIT A' OVER LOT 2 IN BLOCK 2 IN OLIVER SALINGER AND CO'S 1ST ADDITION TO GLEN ACRES A SUBDIVISION IN THE NORTH 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
(AFFECTS LOT 2 OF PARCEL 3)

7. VIOLATION OF COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENTS 12534397 AND 12649232 AS TO THE MAINTENANCE OF AN ELECTRICAL POWER PLANT ON LOT 2 OF PARCEL 3.
(AFFECTS LOT 2 OF PARCEL 3)

8. VIOLATION OF COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DOCUMENT 12649233 BY MAINTAINING A PARKING LOT ON PARCEL C WITHOUT OBTAINING THE PERMISSION OF THE NEIGHBORHOOD COMMITTEE AS REFERRED TO IN DOCUMENT 12649233.
(AFFECTS PARCEL 3)

9. UNRECORDED EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AS DISCLOSED BY THE ELECTRIC SERVICE STATION AGREEMENT MADE BY AND BETWEEN COMMONWEALTH EDISON COMPANY AND O'HARE INN AND HENRICI REST AS EVIDENCED IN THE UTILITY LETTER DATED JANUARY 13, 1998 BY ROBERT D. SLAVIK, DPM-FIELD AGENT FOR THE COMMONWEALTH EDISON COMPANY.

UNOFFICIAL COPY

10. UNRECORDED EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY AS EVIDENCED IN THE UTILITY LETTER DATED JANUARY 28, 1998 BY EDWARD G. O'ROURKE, GENERAL REAL ESTATE AGENT, NORTHERN ILLINOIS GAS COMPANY.

11. RIGHTS OF THE PUBLIC IN AND TO THE CONCRETE PATH LOCATED ALONG THE SOUTHEASTERLY TIP OF PARCEL 2 AND ONTO THE LAND SOUTH AND ADJOINING BY AN UNDISCLOSED AMOUNT AS DEPICTED ON SURVEY MADE BY GREMLEY & BIEDERMANN, INC., DATED JUNE 11, 2004 AS ORDER NUMBER 2004-01133-001

12. UNRECORDED EASEMENTS IN FAVOR OF PUBLIC AND, OR QUASI-PUBLIC UTILITY COMPANIES OVER THAT PART OF THE LAND MARKED WITH MANHOLES, BASINS, POLES, VALVES AND VAULTS, TRANSFORMER PAD, HYDRANTS, ARIEL WIRES, AS DISCLOSED BY THE PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN DATED JUNE 11, 2004 AS ORDER NUMBER 2004-01133-001

13. ENCROACHMENT OF THE PARKING SPACES OVER AND ONTO THE EASEMENTS NOTED HEREIN AT EXCEPTION REFERENCE LETTER T AND U AND ENCROACHMENT OF THE CONCRETE CURBS OVER AND ONTO THE EASEMENTS NOTED HEREIN AT EXCEPTION REFERENCE LETTER T AND U AS DISCLOSED BY THE PLAT OF SURVEY MADE BY GREMLEY & BIEDERMANN, DATED JUNE 11, 2004 AS ORDER NUMBER 2004-01133-001

14. ENCROACHMENT OF THE GUARD RAIL LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY VARYING DISTANCES, AS SHOWN THE PLAT OF SURVEY MADE BY GREMLEY AND BIEDERMANN, INC., NUMBER 2004-01133-001, DATED JUNE 11, 2004 AND LAST REVISED MARCH 30, 2005.

15. EXISTING UNRECORDED SITE LEASE ENTERED INTO AUGUST 28, 2008 ("EFFECTIVE DATE") BY AND BETWEEN MEHP O'HARE OPERATING, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("LANDLORD") AND DENALI SPECTRUM OPERATIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("TENANT"), DEMISING A PORTION OF THE LAND FOR A TERM OF FIVE (5) YEARS COMMENCING ON THE EFFECTIVE DATE ("COMMENCEMENT DATE"), AND TERMINATING AT MIDNIGHT ON THE LAST DAY OF THE INITIAL TERM ("INITIAL TERM"), AND THE RIGHTS OF ALL PARTIES CLAIMING BY THROUGH AND UNDER SAID LESSEE.

16. THE LEASE EXECUTED BY: MEHP O'HARE OWNERSHIP LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND MEHP O'HARE OPERATING LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 28, 2004, A MEMORANDUM OF WHICH LEASE WAS RECORDED IN THE OFFICIAL RECORDS OF THE COOK COUNTY RECORDER OF DEEDS OFFICE APRIL 5, 2005 AS DOCUMENT 0509534036.