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Doc# 1916449254 Fee \$45.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2019 02:00 PM PG: 1 OF 3

After recording, this instrument
should be returned to:

Phoenix Builders, Ltd.
1801 Winnetka Cir.
Rolling Meadows, IL 60008

RELEASE OF CLAIM FOR MECHANIC'S LIEN

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, being the President of Phoenix Builders, Ltd., does hereby acknowledge satisfaction and release of the Mechanic's Lien Claim against 613 NORTH WELLS STREET, LLC, 11828 La Grange Ave., Los Angeles, California 90025 ("Owner"), SUMMIT DESIGN + BUILD, LLC, 1032 W. Fulton Mrkt., Ste. 300, Chicago, Illinois 60607 ("Contractor") and STROME MEZZANINE FUND II, LP, 100 Wilshire Blvd., Ste. 1759, Santa Monica, California 90401 ("Lender") for \$8,034.00, plus interest, on the following real property located in Cook County, Illinois:

Legal Description: See Attached Exhibit A

PIN: 17-09-231-002-0000

Common Address: 611-617 North Wells Street, Chicago, Illinois

which claim was recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 1824755058 on September 4, 2018.

IN WITNESS WHEREOF, the undersigned has executed this Release of Original Contractor's Claim of Lien this 24 day of April, 2019.

Phoenix Builders, Ltd.

By: 

Thomas Teschner, President

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

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STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, Mary Regis, a notary public in and for the County of Cook, State of Illinois, do hereby certify that Thomas Teschner, duly authorized agent and President of Phoenix Builders, Ltd., personally known to me to be the same person whose name is subscribed to the foregoing Release of Mechanic's Lien Claim, appeared before me this day in person and acknowledged that he signed, sealed, and delivered this Release of Mechanic's Lien Claim as his free and voluntary act and as the free and voluntary act of Phoenix Builders, Ltd., for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24th day of April, 2019.

Mary Regis
 Notary Public

My commission expires January 15, 2020

THIS INSTRUMENT WAS PREPARED BY:

Scott A. Calkins, Esq.
 Reno & Zahm LLP
 2902 McFarland Rd., Ste. 400
 Rockford, IL 61107
 (815) 987-4050



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EXHIBIT A

LOTS 5 AND 6 IN BLOCK 5 IN NEWBERRY'S ADDITION TO CHICAGO, A
SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF
SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office