

# UNOFFICIAL COPY



THIS INSTRUMENT WAS PREPARED  
BY AND SHOULD BE RETURNED TO:

John S. Mrowiec  
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Doc# 1921334180 Fee \$49.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2019 03:20 PM PG: 1 OF 8

## PARTIAL RELEASE OF SUBCONTRACTOR GIBSON ELECTRIC'S CLAIM FOR MECHANICS LIEN RELEASING UNIT 2001 ONLY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration, receipt whereof is hereby acknowledged, the undersigned, Gibson Electric Co., Inc. a New Jersey corporation ("Gibson"), does hereby grant release **solely in favor of Unit 2001 and its common interest percentage only** of Gibson's Subcontractor's Claim for Mechanics Lien in the original principal amount of Four Hundred One Thousand Fifteen Dollars (\$401,015) ("Original Principal Amount") recorded with the Cook County Recorder of Deeds on May 16, 2019 as Document No. 1913634085 against the interests of 9 West Walton Condominium Developer LLC, a Delaware limited liability company ("Original Owner"), Lendlease (US) Construction Inc. ("Prime Contractor"), and against the interest of any person claiming an interest in Unit 2001 of the Real Estate (as hereinafter described), by, through or under Owner including, without limitation, Bank of the Ozarks ("Construction Mortgage"), **leaving a mechanics lien claim in the unsatisfied Original Principal Amount of Four Hundred One Thousand Fifteen Dollars (\$401,015) plus accrued and accruing interest on the following described property:**

See Exhibit A, Legal Description, attached (except Unit 2001).

The PIN Number of the Original Real Estate was 17-04-435-031.

Address: 9 West Walton Street, Chicago, Illinois.

PIN Numbers: 17-04-435-031 and 17-04-435-038-1043

Address: 9 West Walton Street, Chicago, Illinois

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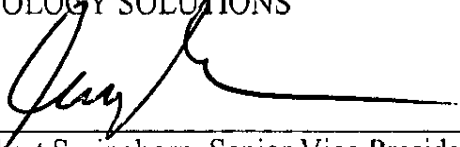
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This Partial Release releases only Unit 2001 and its percentage interest in the common elements from Gibson's Mechanics Lien Claim recorded in the office of the Cook County Recorder of Deeds on May 16, 2019, as Document Number 1913634085 and the Lien otherwise remains in full force and effect for the Principal Amount and accrued and accruing interest.

IN WITNESS WHEREOF, the undersigned has signed this instrument this 30 day of July, 2019.

GIBSON ELECTRIC CO., INC. d/b/a GIBSON ELECTRIC & TECHNOLOGY SOLUTIONS

By: \_\_\_\_\_

  
Robert Springborn, Senior Vice President  
and Chief Financial Officer

Property of Cook County Clerk's Office


PIN Numbers: 17-04-435-031 and 17-04-435-038-1043

Address: 9 West Walton Street, Chicago, Illinois

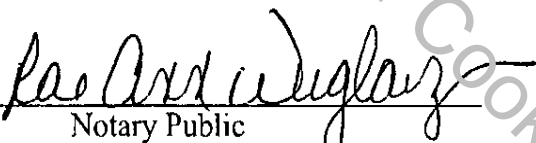
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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF DUPAGE        )

I, Robert Springborn, being first duly sworn on oath, depose and state that I am President and Chief Financial Officer of Claimant and am authorized as agent to execute this Partial Release of Subcontractor Gibson Electric's Claim for Mechanics Lien Releasing Unit 2001 Only on behalf of Claimant.

  
\_\_\_\_\_  
Robert Springborn

SUBSCRIBED AND SWORN TO  
before me this 30 day of July, 2019.

  
\_\_\_\_\_  
Notary Public



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AND AFTER RECORDING SHOULD BE RETURNED TO:

John S. Mrowiec  
Conway & Mrowiec Attorneys LLLP  
20 South Clark Street  
Suite 1830  
Chicago, Illinois 60603  
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## EXHIBIT A - ORIGINAL REAL ESTATE LEGAL DESCRIPTION BEFORE RECORDING OF CONDOMINIUM DECLARATION

### PARCEL 1:

LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0826418083, BEING A RESUBDIVISION OF LOTS 1 TO 9, INCLUSIVE, IN E. H. SHELDON'S SUBDIVISION OF BLOCK 8 OF SHELDON AND RUMSEY'S RESUBDIVISION OF THE NORTH 1/2 OF BLOCK 8 AND ALL OF BLOCK 9 IN BUSHNELL'S ADDITION TO CHICAGO, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOGETHER WITH LOTS 1 TO 8, INCLUSIVE, IN HENRY STRONG'S SUBDIVISION OF LOTS 10 TO 18 IN E. H. SHELDON'S SUBDIVISION OF BLOCK 8 AFORESAID AND THAT PART OF BLOCK 11 (EXCEPT THE NORTH 100 FEET THEREOF) IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 8, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENT, INSTALLATION AND MAINTENANCE OF CONNECTION DEVICES, AS DESCRIBED IN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES, RECORDED MAY 11, 2010 AS DOCUMENT NUMBER 1013118085, AS AMENDED BY FIRST AMENDMENT RECORDED 4.8.2015 AS DOCUMENT NUMBER 151208119 ADDING PERPETUAL NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND UPON AND ACROSS A PORTION OF THE WALTON SOUTH GARAGE PARCEL; TO UTILIZE GARAGE RAMP AND DRIVE AISLES; TO INSTALL, MAINTAIN AND REPAIR, FIRE DOORS; TO INSTALL, MAINTAIN AND REPAIR EQUIPMENT AND SENSORS; STRUCTURAL SUPPORT AND SHARED SUPPORT FACILITIES; TEMPORARY CONSTRUCTION INSTALLATIONS; AND TEMPORARY EASEMENT FOR INSTALLATION AND CONSTRUCTION OF VEHICULAR GARAGE ACCESS IMPROVEMENTS.

### PARCEL 3:

NON-EXCLUSIVE TEMPORARY CONSTRUCTION CRANE SWING EASEMENT AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS: TEMPORARY CONSTRUCTION EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 17, 2009 AS DOCUMENT 0907822026.

### PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS TEMPORARY CONSTRUCTION EASEMENTS AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 17, 2009 AS DOCUMENT 0907822026.

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## EXHIBIT B - CURRENT RESIDENTIAL CONDOMINIUM REAL ESTATE LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBERS 402, 403, 404, 501, 502, 504, 601, 602, 604, 701, 702, 704, 801, 802, 901, 902, 903, 1001, 1002, 1003, 1101, 1102, 1103, 1201, 1202, 1203, 1401, 1402, 1403, 1501, 1502, 1503, 1601, 1603, 1603, 1701, 1702/1802, 1703, 1801, 1803, 1901, 1902, 2001, 2002, 2100, 2201, 2202, 2301, 2302, 2401, 2402, 2501, 2502, 2601, 2602, 2701, 2801, 2802, 2901, 2902, 3001, 3002, 3100, 3200, 3300, 3400, 3500, 3600, 3700 AND PENTHOUSE IN 9 WEST WALTON STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING 3 DESCRIBED PARCELS:

#### 1: RETAIL PARCEL 1

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.36 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST WALTON STREET WITH THE WEST LINE OF NORTH STATE STREET; THENCE SOUTH 00°15'03" WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 98.16 FEET; THENCE NORTH 90°00'00" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINES OF SAID LOT 6 A DISTANCE OF 14.64 FEET; THENCE SOUTH 00°15'03" WEST 0.96 FEET; THENCE NORTH 90°00'00" WEST 29.14 FEET; THENCE NORTH 00°15'03" EAST 16.06 FEET; THENCE NORTH 90°00'00" WEST 26.16 FEET; THENCE NORTH 00°15'03" EAST 11.09 FEET; THENCE SOUTH 90°00'00" EAST 7.14 FEET; THENCE NORTH 00°15'03" EAST 7.15 FEET; THENCE SOUTH 90°00'00" EAST 5.90 FEET; THENCE NORTH 00°15'03" EAST 13.87 FEET; THENCE NORTH 90°00'00" WEST 12.43 FEET; THENCE NORTH 00°15'03" EAST 33.45 FEET; THENCE NORTH 90°00'00" WEST 6.79 FEET; THENCE NORTH 00°15'03" EAST 17.65 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE SOUTH 89°53'10" EAST ALONG THE NORTH LINE OF LOT 6 AFORESAID 76.03 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN Numbers: 17-04-435-031 and 17-04-435-038-1043

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## 2: RETAIL PARCEL 2

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +13.36 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 90°00'00" EAST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 24.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" EAST ALONG A LINE PERPENDICULAR TO THE SOUTH LINES OF LOT 6 AFORESAID 17.02 FEET; THENCE SOUTH 90°00'00" EAST 6.60 FEET; THENCE SOUTH 00°00'00" WEST 2.76 FEET; THENCE SOUTH 90°00'00" EAST 3.16 FEET; THENCE SOUTH 00°00'00" EAST 14.28 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 6; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 9.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## 3: RETAIL PARCEL 3

THAT PART OF LOT 6 IN WALTON ON THE PARK SUBDIVISION, RECORDED SEPTEMBER 10, 2008 AS DOCUMENT NUMBER 0825418053, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +41.00 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +26.55 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, BEING ALSO THE INTERSECTION OF THE SOUTH LINE OF WEST WALTON STREET WITH THE NORTH LINE OF NORTH STATE STREET; THENCE SOUTH 00°15'03" WEST ALONG THE EAST LINE OF SAID LOT 6 A DISTANCE OF 107.72 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF SAID LOT 6 A DISTANCE OF 49.07 FEET TO A POINT ON A WEST LINE OF LOT 6 AFORESAID; THENCE NORTH 00°00'00" EAST ALONG SAID WEST LINE 19.63 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 6; THENCE NORTH 90°00'00" WEST ALONG A SOUTH LINE OF LOT 6 AFORESAID 21.72 FEET; THENCE NORTH 00°15'03" EAST PARALLEL WITH THE EAST LINE OF SAID LOT 6 A DISTANCE OF 5.14 FEET; THENCE SOUTH 90°00'00" EAST 0.89 FEET; THENCE NORTH 00°15'03" EAST 38.89 FEET; THENCE NORTH 90°00'00" WEST 6.55 FEET; THENCE NORTH 00°15'03" EAST 44.21 FEET TO A POINT ON THE NORTH LINE OF LOT 6 AFORESAID; THENCE SOUTH 89°53'10" EAST ALONG THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 76.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429058, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE 2, AS A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429058.

**PARCEL 3:**

LIMITED COMMON ELEMENT VALET PARKING RIGHTS NOS. 20 AND 21 FOR PASSENGER VEHICLES, IN VALET PARKING AREA, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 20, 2017 AS DOCUMENT NUMBER 1732429058, WHICH VALET PARKING RIGHT IS APPURTENANT TO THE CONDOMINIUM UNIT DESCRIBED IN PARCEL 1.

**PARCEL 4:**

NON-EXCLUSIVE EASEMENT FOR PERMANENT ENCROACHMENT OF SUBSURFACE FACILITIES AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENTS, TEMPORARY CONSTRUCTION EASEMENTS, AND EASEMENTS FOR PERMANENT ENCROACHMENTS RECORDED MARCH 19, 2009 AS DOCUMENT 0907822026.

**PARCEL 5:**

NON-EXCLUSIVE EASEMENTS FOR ACCESS, ENCROACHMENTS AND SHARED FACILITIES AS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS FOR ACCESS, CONSTRUCTION, ENCROACHMENTS AND SHARED FACILITIES RECORDED MAY 11, 2010 AS DOCUMENT 1013118085 AND FIRST AMENDMENT RECORDED APRIL 30, 2015 AS DOCUMENT 1512041141 AND SECOND AMENDMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429055.

**PARCEL 6:**

NON-EXCLUSIVE EASEMENTS FOR ACCESS FOR REFUSE REMOVAL AS SET FORTH IN THAT CERTAIN GRANT OF EASEMENT RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429056.

PIN Numbers: 17-04-435-031 and 17-04-435-038-1043

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## PARCEL 7:

NON-EXCLUSIVE EASEMENTS FOR STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, DEMISING WALLS, COMMON WALLS, FLOORS AND CEILINGS, COLUMNS AND BEAMS AND OTHER SUPPORTING ELEMENTS, ENCROACHMENTS, MAINTENANCE, RESTORATION, RECONSTRUCTION, ACCESS TO COMMERCIAL PROPERTY OR BUILDING SYSTEMS, ROOMS OR FACILITIES, SECURITY CAMERAS, INGRESS AND EGRESS THROUGH COMMON CORRIDORS AND STAIRWELLS AS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: RECIPROCAL EASEMENT AGREEMENT DATED NOVEMBER 20, 2017 AND RECORDED NOVEMBER 20, 2017 AS DOCUMENT 1732429057.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PIN NUMBER: 17-04-435-031-0000 [Underlying]  
 NEW PINS: 17-04-435-038-1001 through 17-04-435-038-1072

PIN Numbers: 17-04-435-031 and 17-04-435-038-1043

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