

# UNOFFICIAL COPY



**THIS DOCUMENT PREPARED BY:**

Christopher M. Cano  
Franco Moroney Buenik LLC  
500 West Madison Street, Suite 2440  
Chicago, Illinois 60611

Doc# 1929845111 Fee \$46.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2019 03:31 PM PG: 1 OF 5

**AFTER RECORDING RETURN TO:**

James McHugh Construction Co.  
1737 South Michigan Avenue  
Chicago, Illinois 60616  
Attn: Sara Fletcher, Esq.

*This space reserved for Recorder's use only*

**RELEASE OF SUBCONTRACTOR'S CLAIM FOR MECHANIC'S LIEN**

Pursuant to and in compliance with the Illinois Mechanics Lien Act, 770 ILCS 60/1 et seq., the undersigned agent, Steven J. Gouris, of G&L Associates, Inc., 2340 Des Plaines River Road, Suite 203, Des Plaines, Illinois 60018, hereby releases the Subcontractor's Claim For Mechanic's Lien ("Mechanic's Lien") filed against James McHugh Construction Co. of Chicago, Illinois; and Lake Park Associates Inc., an Illinois corporation; Blue Atlantic 53<sup>rd</sup> Street LLC, a Delaware limited liability company; Citizens Bank of PA, National Association and any other person or entity claiming an interest including, but not limited to, those entities identified herein, on the following real estate and all land and improvements thereon located in Cook County, Illinois, and described as follows:

<b>LEGAL DESCRIPTION:</b>	SEE ATTACHED EXHIBIT A
<b>PERMANENT INDEX NUMBERS:</b>	20-11-408-032-0000; 20-11-408-033-0000; 20-11-408-058-0000
<b>COMMON STREET ADDRESS:</b>	1330 East 53 <sup>rd</sup> Street Chicago, IL 60615

Which Mechanic's Lien was filed in the office of the Cook County Recorder of Deeds on March 29, 2017, as Document No. 1708844068.

IN TESTIMONY WHEREOF, the said limited liability company has caused its name to be signed to these present by its agent on this 20th day of September, 2019.

G&L Associates, Inc.

By: \_\_\_\_\_  
Name: Steven J. Gouris  
Title: Agent

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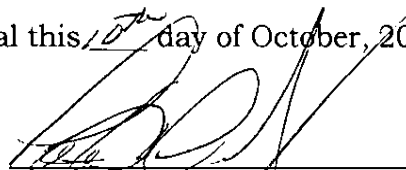
*CLB*

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STATE OF ILLINOIS     )  
  ) ss.  
COUNTY OF COOK     )

I Patricia D. DeLeonardis, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Steven J. Gouris, Agent for G&L Associates, Inc, ("Corporation") is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as such Agent of said Corporation and pursuant to authority granted by said Corporation, as his free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10<sup>th</sup> day of October, 2019.

  
\_\_\_\_\_  
Notary Public  
OFFICIAL SEAL  
PATRICIA D DELEONARDIS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/09/21

Property of Cook County Clerk's Office

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## EXHIBIT A

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE GROUND LEASE, EXECUTED BY: LAKE PARK ASSOCIATES, INC., AN ILLINOIS CORPORATION, AS GROUND LESSOR, AND BLUE ATLANTIC 53<sup>RD</sup> STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS GROUND LESSEE, DATED MAY 13, 2013, AS AMENDED BY LETTER AGREEMENT DATED NOVEMBER 4, 2013, AND AS FURTHER AMENDED BY FIRST AMENDMENT TO GROUND LEASE DATED FEBRUARY 3, 2014, SECOND AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED FEBRUARY 28, 2014, THIRD AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED MARCH 13, 2014, FOURTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED MARCH 24, 2014, FIFTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED ON OR ABOUT APRIL 4, 2014, SIXTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED ON OR ABOUT APRIL 9, 2014, SEVENTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED ON OR ABOUT APRIL 24, 2014, EIGHTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT ON GROUND LEASE DATED MAY 1, 2014, NINTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED MAY 8, 2014, TENTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED DECEMBER 30, 2014 AND ELEVENTH AMENDMENT TO PRECONSTRUCTION DEVELOPMENT AGREEMENT AND GROUND LEASE DATED MAY 5, 2015 WHICH MEMORANDUM OF GROUND LEASE WAS RECORDED AS DOCUMENT NO. 1512819171 AND THE SUPPLEMENT TO LEASE AND MEMORANDUM OF GROUND LEASE RECORDED AS DOCUMENT NO. 1512819173, WHICH GROUND LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS COMMENCING ON THE COMMENCEMENT DATE (AS DEFINED THEREIN) AND ENDING 65 YEARS AFTER THE RENT COMMENCEMENT (AS DEFINED THEREIN) AS SUCH TERM MAY BE RENEWED OR EXTENDED IN ACCORDANCE WITH THE TERMS OF THE GROUND LEASE AND THE BUILDING AND IMPROVEMENTS THAT ARE LOCATED OR ARE TO BE LOCATED, OR ARE AT ANY TIME BEING CONSTRUCTED ON THE LAND AND WHICH CONSTITUTE "TENANT LEASEHOLD IMPROVEMENTS".

### THE LAND:

LOTS 8, 9, 10, 11, 12 AND 13 AND THE EAST 20 FEET OF LOT 14 IN C.M. CADY'S SUBDIVISION OF BLOCK 24 IN KIMBARK'S ADDITION TO HYDE PARK, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND.

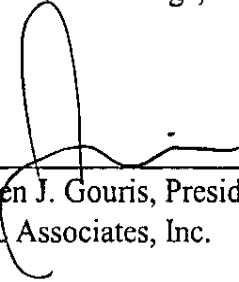
PROPERTY ADDRESS: 1330 EAST 53<sup>RD</sup> STREET, CHICAGO, ILLINOIS 60615

PINS: 20-11-408-032-0000, 20-11-408-033-0000 AND 20-11-408-058-0000


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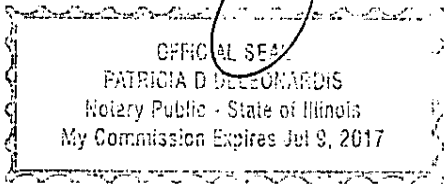
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The affiant, Steven J. Gouris, being first duly sworn on oath, deposes and states that he is the President for the Claimant, G&L Associates, Inc., and is authorized to execute this Claim for Lien on behalf of the Claimant; that he has read the foregoing Claim for Lien and the contents thereof; and that all statements contained therein are true to the best of his knowledge, information and belief.

  
\_\_\_\_\_  
Steven J. Gouris, President  
G&L Associates, Inc.

SUBSCRIBED AND SWORN to before  
me this 28<sup>th</sup> day of March, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC



Property of Cook County Clerk's Office

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~~FINAL WAIVER OF LIEN~~

STATE OF ILLINOIS

COUNTY OF COOK SS:

TO WHOM IT MAY CONCERN:

**WHEREAS**, the undersigned, G&L ASSOCIATES, INC., was employed by JAMES MCHUGH CONSTRUCTION CO. for the purpose of constructing improvements on the Property, including but not limited, the installation of exterior metal wall panels on the Property located at 1330 East 53rd Street, Chicago, IL 60615.

THE UNDERSIGNED, for and in consideration of One Million Five Hundred One Thousand Four Hundred Seventy-One and 63/100 Dollars (\$1,501,471.63) and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of Illinois, relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the material fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due from the owner, on account of labor services, material, fixtures, apparatus or machinery furnished at any time hereafter by the undersigned for the above-described premises.

DATE October 10, 2019 COMPANY NAME G&L ASSOCIATES, INC.

SIGNATURE AND TITLE  President

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

### CONTRACTOR'S AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK SS.

TO WHOM IT MAY CONCERN:

THE UNDERSIGNED, being duly sworn, deposes and says that he is the contractor of G&L Associates, Inc. who is the contractor to install certain metal panels on the Property located at 1330 East 53rd Street, Chicago, IL 60615. That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or subcontracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
G&L Associates, Inc. All materials and labor from fully paid stock.	Metal Panels	***	***	\$1,501,471.63	\$0.00
TOTAL LABOR AND MATERIALS INCLUDING EXTRAS* NEEDED TO COMPLETE and INTEREST		***	***	\$1,501,471.63	\$0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work or any kind done or to be done upon or in connection with said work other than above stated.

DATE 10/10/2019 SIGNATURE 

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10<sup>th</sup> DAY OF October 2019.

  
NOTARY PUBLIC

\*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

OFFICIAL SEAL  
PATRICIA D DELEONARDIS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 07/09/21