

UNOFFICIAL COPY

Instrument Prepared by and
Recording requested by:

David L. Kane
VEDDER PRICE P.C.
222 N. LaSalle St., Suite 2600
Chicago, IL 60601

Doc#: 2031338370 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 04:19 PM Pg: 1 of 2

Space Above for Recorder's Use

RELEASE AND WAIVER OF MECHANIC'S LIEN CLAIM

Pursuant to the Illinois Mechanic's Lien Act 770 ILCS 60/1 et. seq., Valley Fire Protection Systems LLC, for good and valuable consideration, the receipt of which is hereby acknowledged, releases and waives its Mechanic's Lien in the amount of \$2,470.00 recorded on February 19, 2020 with the Cook County Recorder of Deeds as Document No. 2005057035 against the below parties and property as fully satisfied.

The undersigned acknowledges receipt of full payment of all monies, bonds or warrants due, or to become due, on account of labor, services, material, fixtures, apparatus or machinery heretofore furnished by the undersigned with respect to the Property as of the date of this Release and Waiver of Mechanic's Lien Claim, and the undersigned waives any and all claims in connection therewith. Moreover, the undersigned expressly acknowledges that, as of the date of this Release and Waiver of Mechanic's Lien, it (a) has not been employed to perform any additional work or furnish any additional labor, services, material, fixtures, apparatus or machinery in connection with the Property, (b) is not entitled to any further payment in connection with the Property, and (c) there are no contracts of any kind for outstanding labor, services, material, fixtures, apparatus or machinery heretofore furnished by the undersigned in connection with the Property."

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

In the Office of the Recorder of Deeds, County of Cook, State of Illinois.

CLAIMANT:

Valley Fire Protection Systems LLC
555 Kirk Road, Unit C
St. Charles, IL 60174

PROPERTY OWNER:

RosDev Portfolio IL, LLC
418 Clinton Ave., Suite 200
Lakewood, NJ 08701

HIRING PARTY:

Arro Corporation
7440 Santa Fe Drive
Hodgkins, Illinois 60525

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PROPERTY:

The Real Property as described as the following parcel(s) of land, including any and all structures and improvements upon the parcel(s) to which this Release and Waiver of Mechanic's Lien shall release:

County of Cook
State of Illinois

LEGALLY DESCRIBED AS:

LOT 1 IN SANTA FE HODGKINS-WILLOW SPRINGS INDUSTRIAL DISTRICT UNIT FOUR, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 7440 Santa Fe Drive, Hodgkins, Illinois 60525

Permanent Index Number: 18-28-300-041-0000

Thomas L. Hartel

Thomas L. Hartel, President
Valley Fire Protection Systems, LLC

VERIFICATION

I, Thomas L. Hartel, President of Valley Fire Protection Systems, LLC, the Claimant, after being duly sworn on oath, depose and state I have read the above Release and Waiver of Lien, have direct knowledge of the facts contained in the Release and Waiver of Lien, and certify the Release and Waiver of Lien is true and correct to the best of my knowledge.

Thomas L. Hartel

Thomas L. Hartel, President
Valley Fire Protection Systems, LLC

SUBSCRIBED and SWORN to before me this August 28, 2020.

Guenivere Halsey
NOTARY PUBLIC

