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SATISFACTION OR RELEASE
OF MECHANIC'S LIEN:

STATE OF ILLINOIS }

COUNTY OF Cook }



2034901005

Doc# 2034901005 Fee \$51.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/14/2020 11:56 AM PG: 1 OF 5

Pursuant to and in compliance with the Illinois Statute relating to mechanics liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, does hereby acknowledge satisfaction or release of the claim against AMERICAN STEEL FABRICATORS, INC., Maris Construction Corporation, MARIS CONSTRUCTION I, LLC or in the alternative MARIS CONSTRUCTION, LLC, Vermilion Wicker Park Development LLC, CIBC Bank USA for **Nine Hundred Ninety Eight Thousand Dollars and 00/100 (\$998,000.00) Dollars**, on the following described property, to wit:

Street Address: **The Alcove 1648 W. Division Chicago, IL 60622**

A/K/A: **See Attached Exhibit "A" for Legal Description**

A/K/A: **Tax# 17-06-235-137; 17-06-235-138**

which claim for lien was filed in the office of the recorder of deeds of Cook County, Illinois, as Mechanic's Lien document number(s): **2031025037 (see attached Exhibit "B")**

IN WITNESS WHEREOF, the undersigned has signed this instrument this December 2, 2020.

K & K IRON WORKS, LLC

Jerry Kulhanek, Owner

Prepared By:
K & K IRON WORKS, LLC
5100 S. Lawndale Avenue
McCook, IL 60525

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




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VERIFICATION

STATE OF IL }

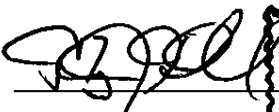
COUNTY OF Cook }

The affiant, Jerry Kulhanek, being first duly sworn, on oath deposes and says that he/she is the Owner of the claimant; that he/she has read the foregoing satisfaction and release of claim and knows the contents thereof; and that all the statements therein contained are true.

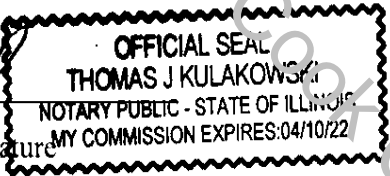


Jerry Kulhanek, Owner

Subscribed and sworn to
Before me this December 2, 2020



Notary Public's Signature



Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"**

TO

SPECIAL WARRANTY DEED**LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF LOTS 16, 17, 20, 21, 24, 25, 28, 29, 32 AND 33 IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND PART OF VACATED MAUTENE COURT AND VACATED ALLEY AS VACATED BY AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO RECORDED JANUARY 8, 1957 AS DOCUMENT 16796912, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 33 IN J. E. THOMPSON'S ADDITION; THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF SAID LOTS 28, 29, 32, AND 33 IN J. E. THOMPSON'S ADDITION, 171.78 FEET; THENCE NORTH 41 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID LOTS 16, 17, 20, 21, 24, 25, AND 28 IN J. E. THOMPSON'S ADDITION, 163.01 FEET; THENCE SOUTH 48 DEGREES 15 MINUTES 35 SECONDS EAST, 56.25 FEET; THENCE SOUTH 41 DEGREES 44 MINUTES 25 SECONDS WEST, 141.36 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 29 SECONDS EAST, 98.85 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS WEST, 18.01 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 05 SECONDS EAST, 51.49 FEET TO THE SOUTH LINE OF SAID LOT 33 AND EASTERLY EXTENSION THEREOF; THENCE SOUTH 89 DEGREES 53 MINUTES 09 SECONDS WEST ALONG SAID SOUTH LINE, 38.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 11 TO 33 IN J. E. THOMPSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND VACATED MAUTENE COURT AND VACATED ALLEY AS VACATED BY AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO RECORDED JANUARY 8, 1957 AS DOCUMENT 16796912, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 33 IN J. E. THOMPSON'S ADDITION; THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST ALONG THE WEST LINE OF LOTS 28, 29, 32, AND 33 OF J. E. THOMPSON'S ADDITION, 171.78 FEET; THENCE NORTH 41 DEGREES 44 MINUTES 25 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF LOTS 12, 13, 16, 17, 20, 21, 24, 25, AND 28 OF J. E., THOMPSON'S ADDITION, 207.57 FEET; THENCE NORTH 86 DEGREES 37 MINUTES 08 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 11.34 FEET; THENCE SOUTH 48 DEGREES 30 MINUTES 09 SECONDS EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 12, A DISTANCE OF 48.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 48 DEGREES 30 MINUTES 09 SECONDS

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EAST ALONG THE NORTHEASTERLY LINE OF SAID LOTS 11, 12 AND SAID VACATED MAUTENE COURT, 131.51 FEET TO A POINT 72.00 FEET, AS MEASURED AT RIGHT ANGLES, TO THE SOUTHEASTERLY LINE OF SAID LOTS, 11, 14, 15, 18, 19, 22, 23, 26 & 27 IN J. E. THOMPSON'S ADDITION; THENCE SOUTH 41 DEGREES 35 MINUTES 23 SECONDS WEST PARALLEL WITH SAID SOUTHEASTERLY LINE, 202.68 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 09 SECONDS WEST, 17.74 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 50 SECONDS EAST, 4.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS WEST, 75.68 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 29 SECONDS WEST, 98.85 FEET; THENCE NORTH 41 DEGREES 44 MINUTES 25 SECONDS EAST, 141.46 FEET; THENCE NORTH 42 DEGREES 18 MINUTES 28 SECONDS EAST, 52.81 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE AMENDED AND RESTATED PAULINA STREET ACCESS AGREEMENT RECORDED JANUARY 10, 2018 AS DOCUMENT NUMBER 1803042041 FOR MAINTENANCE AND INGRESS AND EGRESS FOR PERSONS, DELIVERY VANS, BICYCLES AND AUTOMOBILES OVER AND ACROSS THE EASEMENT PARCEL TO AND FROM THE ADJACENT ALLEY AND NORTH PAULINA STREET FOR THE BENEFIT OF PARCELS 1 AND 2, OVER AND UPON A PORTION OF LOTS 12, 13, 16, 74 AND 75 IN AFORESAID SUBDIVISION AS DEPICTED ON EXHIBIT 'D' ATTACHED THERETO.

PARCEL 4:

NON-EXCLUSIVE PERPETUAL EASEMENTS IN FAVOR OF PARCELS 1 AND 2 AS GRANTED IN THE OPERATING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 28, 2016 AS DOCUMENT NUMBER 1636322135 AND AMENDED BY FIRST AMENDMENT RECORDED JANUARY 11, 2018 AS DOCUMENT NUMBER 1801115160, AND SECOND AMENDMENT TO OPERATING AGREEMENT AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 30, 2018 AS DOCUMENT 1821134066 RELATING TO EASEMENTS FOR USE AND ENJOYMENT OF THE PLAZA AND TEMPORARY CONSTRUCTION EASEMENTS, OVER AND UPON PORTIONS OF THE LAND DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PARCEL 5:

NON-EXCLUSIVE PERPETUAL EASEMENT IN FAVOR OF PARCELS 1 AND 2 AS GRANTED IN THE AGREEMENT OF COVENANTS AND EASEMENTS RECORDED JULY 30, 2018, AS DOCUMENT 1821134065 BY AND BETWEEN CP WEST DIVISION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND VERMILION WICKER PARK LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, RELATING TO THE SUPPORT EASEMENT DESCRIBED IN SECTION 2 AND EXHIBIT 'E' ATTACHED THERETO.

PINS: 17-06-235-137-0000; 17-06-235-138-0000

COMMON ADDRESS: 1648-1650 West Division, Chicago, Illinois.

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Exhibit "B"

K & K Iron Works, LLC

Releasing Document Number 2031025037 recorded on 11-05-2020

Keeping in full force and effect Document Number 2029710038 recorded on 10-23-2020

This Cover letter is part and parcel of the recording of the attached release of lien, (Claim Number 2031025037) to address the issue of a duplicate recording of claim for lien due to Covid 19 and directions of Cook County Recorder after the initial issuance of the claim for recording.

This Release of Mechanic Lien, is releasing the Duplicate Claim for Lien filed under Document Number 2031025037 on 11/05/2020 ONLY. This Release of Mechanic Lien Does NOT impact nor Serve as Releasing the Earlier Recorded Mechanic Lien Claim, filed by K & K Iron Works, LLC as Document Number 2029710038, Filed on 10/23/2020, of which shall remain in Full Force and Effect until a separate release of claim is recorded.