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Doc# 2105047033 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 02/19/2021 01:32 PM PG: 1 OF 3

RELEASE OF LIS PENDENS

MEDALLION FINANCIAL, CORP, et, al,
161-N-Clark St Suite 2550
CHICAGO, IL, 60601

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, LAW DIVISION

MEDALLION FINANCIAL CORP., et al.,)
Plaintiffs,)
vs.) Case No. 17 L 9769
ALI POORIAN, et. al.,)
Defendants.)

RELEASE OF LIS PENDENS

Medallion Financial Corp., Medallion Bank, Inc., and Freshstart Venture Capital Corp. hereby releases any and all claim pursuant to that certain Lis Pendens Notice recorded 12/22/2017 as document number 1735606067. The following are common descriptions and a list of property identification numbers (PIN) for the real property affected by this action:

Common Address: 2405 W. Balmoral Ave Unit 1A Chicago, IL 60625
PIN: 13-12-226-021-1001
Legal Description: A TRACT LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTHEAST CORNER THEREOF, TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF AND LYING SOUTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT (EXCEPT THE WEST 18.0 FEET OF THE SOUTH 84.7 FEET THEREOF AS MEASURED ALONG SOUTH AND WEST LINES OF SAID TRACT)

ALSO
PARCEL "C"

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THAT PART OF LOT 4 (EXCEPT THAT PART FALLEN IN WESTERN AVENUE AS WIDENED) ALSO A STRIP A LAND 16 ½ FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED, WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS ONE TRACT, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.0 FEET WEST OF THE NORTH EAST CORNER THEREOF TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF, AND LYING NORTH OF A LINE 88.73 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT (EXCEPT THE WEST 18.0 FEET OF THE NORTH 80.76 FEET THEREOF, AS MEASURED ALONG THE NORTH AND WEST LINES OF SAID TRACT.)

ALSO

PARCEL NO. 1 OF PARCEL "D"

THAT PART OF LOT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) ALSO A STRIP OF LAND 16 ½ FEET IN WIDTH LYING WEST OF AND ADJOIN SAID LOT 4 AND THE SAID NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTE OF THE NORTHEAST QUARTER AND THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TAKEN AS ONE TRACT, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES FROM A POINT IN THE NORTH LINE OF SAID TRACT, SAID POINT BEING 118.00 FEET WEST OF THE NORTH EAST CORNER THEREOF, TO A POINT IN THE SOUTH LINE OF SAID TRACT, SAID POINT BEING 121.99 FEET WEST OF THE SOUTH EAST CORNER THEREOF, AND LYING NORTH OF LINE 88.73 FEET SOUTH OF 9AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT.

PARCEL NO. 2 OF PARCEL D:

THE WEST 18 FEET OF THE NORTH 80.76 FEET (AS MEASURED ALONG THE NORTH AND WEST LINES) OF THE FOLLOWING, TAKEN AS TRACT 4 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED), THE NORTH 66 FEET OF LOT 5 (EXCEPT THAT PART FALLING IN WESTERN AVENUE AS WIDENED) AND ALSO A STRIP OF LAND 16 ½ FEET IN WIDTH LYING WEST OF AND ADJOINING SAID LOT AND THE NORTH 66 FEET OF LOT 5 AND LYING BETWEEN THE NORTH LINE OF SAID LOT 4 EXTENDED WEST AND THE SOUTH LINE OF THE SAID NORTH 66 FEET OF LOT 5 EXTENDED WEST, ALL IN ASSESSOR'S DIVISION OF THE SOUTH EAST ¼ OF THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL E:

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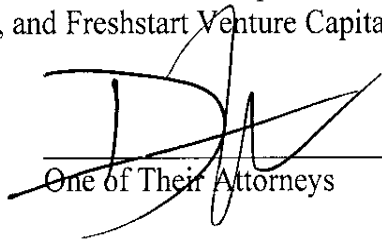
THAT PART OF THE SOUTH ½ OF LOT 3 (EXCEPT THAT PART OF SAID LOT FALLING IN JOHN GOINANDS'S SUBDIVISION AND ALSO EXCEPT THAT PART CONDEMNED FOR WIDENING WESTERN AVENUE) IN ASSESSOR'S DIVISION OF THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF THE NORTH EAST ¼ AND THE NORTH EAST ¼ OF THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE EAST LINE OF THE NORTH AND SOUTH ALLEY WHICH ADJOINS SAID PREMISES TO THE NORTH THEREOF EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS.

PARCEL II: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P5 AND STORAGE SPACE S1, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0708915044.

Date: December 29, 2020

Respectfully submitted,
Medallion Financial Corp., Medallion Bank,
Inc., and Freshstart Venture Capital Corp.

By:



One of Their Attorneys