

# UNOFFICIAL COPY

Doc#: 2109001324 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/31/2021 11:42 AM Pg: 1 of 5

STATE OF ILLINOIS )  
 )SS.  
COUNTY OF COOK )

**FULL AND FINAL**  
**SATISFACTION AND**  
**RELEASE OF ORIGINAL**  
**CONTRACTOR'S CLAIM**  
**FOR MECHANIC'S LIEN**

THIS INSTRUMENT WAS  
PREPARED BY AND AFTER  
RECORDING SHOULD BE  
RETURNED TO:  
Clark Hill PLC  
130 East Randolph Street  
Suite 3900  
Chicago, Illinois 60601  
Attn: Daniel T. Graham, Esq.

**To: See Service List – Exhibit “A”**

WHEREAS, the undersigned, Bulley & Andrews, LLC, a contractor located at 1755 West Armitage Avenue, Chicago, Illinois 60622 (hereinafter “Claimant”) filed its Original Contractor’s Claim for Mechanic’s Lien with the Cook County Recorder of Deeds on September 1, 2020 as Document No. 2029125016, ultimately recorded on October 19, 2020, claiming a mechanics lien in the principal amount of six hundred sixty-thousand one hundred twenty dollars and 92/100 cents (\$660,120.92) (the “Lien Claim”) on the following real estate commonly known as:

1735 NORTH ASHLAND AVENUE, CHICAGO, ILLINOIS, 60622,

and legally described as:

SEE ATTACHED EXHIBIT “A” – Tax Identification Nos.

SEE ATTACHED EXHIBIT “A” – Legal Description of Property

(hereinafter referred to as the “Real Estate”).

WHEREAS, to date Claimant has received full and final payment towards its Lien Claim;

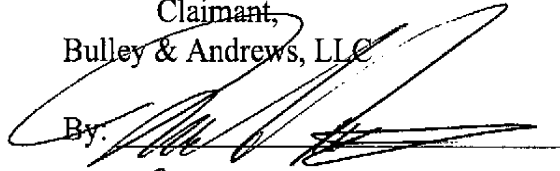
NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in compliance with the Illinois Mechanics Lien Act, Claimant does hereby acknowledge this FULL and FINAL satisfaction and release of its Lien Claim against the Real Estate and against the interest(s) of the Owner, 1735 North Ashland Partners, L.P., and against the interests of any person or entity claiming an interest in the Real

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Estate by, through or under Owner, Tenants, Lender(s), lienholders or contractors, and against the interests of all Unknown Owners and/or claimants in the Real Estate.

Dated: December 4, 2020

Claimant,  
Bulley & Andrews, LLC

By: 

Its: President of Construction & Client Solutions

FOR THE PROTECTION OF THE OWNER, THIS FULL AND FINAL SATISFACTION AND RELEASE OF MECHANICS LIEN SHOULD BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE LIEN WAS FILED.

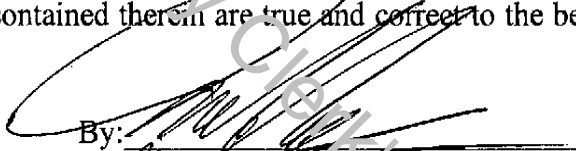
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STATE OF ILLINOIS )

) SS

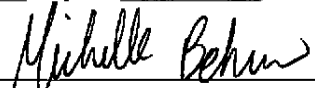
COUNTY OF COOK )

I, Mark Evans, being first duly sworn on oath, hereby attest that I am the President, Construction & Client Solutions of Bulley & Andrews, LLC ("Claimant"), that I am duly authorized to execute this Full and Final Satisfaction and Release of Original Contractor's Claim for Mechanic's Lien on behalf of Claimant, that I have read the foregoing Full and Final Satisfaction and Release of Original Contractor's Claim for Mechanic's Lien and know the contents thereof, and that the statements contained therein are true and correct to the best of my knowledge, information and belief.

By: 

Its: President of Const. & Client Solutions  
Bulley & Andrews, LLC

Subscribed and sworn to before me  
this 27<sup>th</sup> day of December, 2020.

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



My commission expires 11, 20 23.

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## EXHIBIT "A" SERVICE LIST

**TO:**

Owner:  
1735 North Ashland Partners, L.P.  
2734 W. Superior St.  
Chicago, IL 606012

Mortgagor:  
Noble North Elston, LLC  
2734 W. Superior St.  
Chicago, IL 606012

Mortgagee:  
Acore Capital Mortgage LP  
80 E. Sir Francis Drake Blvd.  
Suite 2A  
Larkspur, CA 94939

Mortgagor:  
1735 North Ashland, LLC  
2734 W. Superior St.  
Chicago, IL 606012

Property of Cook County Clerk's Office

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## EXHIBIT "A" Legal Description

**For APN/Parcel ID(s): 14-32-306-005-0000, 14-32-306-004-0000, 14-32-306-006-0000 and 14-32-306-022-0000**

PARCEL 1: THAT PART OF LOT 9 IN BLOCK 20 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 9; THENCE EAST ALONG THE SOUTH LINE OF LOT 9 A DISTANCE OF 17 FEET FOR A POINT OF BEGINNING; THENCE NORTH ALONG A LINE 17 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 9 A DISTANCE OF 38 FEET; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO LAST DESCRIBED COURSE A DISTANCE OF 14.23 FEET; THENCE SOUTHEAST TO A POINT IN THE SOUTH LINE OF LOT 9 SAID POINT BEING 51 FEET EAST OF THE SOUTHWEST CORNER OF LOT 9; THENCE WEST ALONG THE SOUTH LINE OF LOT 9 TO POINT OF BEGINNING, ALL IN BLOCK 20 OF THE CHICAGO LAND CO'S SOUTH SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21) 23, 28, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7 IN SAID BLOCK 32) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 2: THAT PART OF LOTS 10 AND 11 IN BLOCK 20 DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 10; THENCE EAST ALONG THE NORTH LINE OF LOT 10 A DISTANCE OF 17 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST 34 FEET; THENCE SOUTHEAST ALONG A STRAIGHT LINE TO A POINT IN THE SOUTH LINE OF LOT 11 SAID POINT BEING 103 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE FOR A DISTANCE OF 86 FEET; THENCE NORTH ALONG A LINE 17 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOTS 10 AND 11 TO THE POINT OF BEGINNING, ALL IN BLOCK 20 OF CHICAGO LAND CO'S SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21) 23, 28, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7 IN SAID BLOCK 32) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

ALSO

PARCEL 3: LOTS 12, 13 AND 14 (EXCEPT THAT PART OF SAID LOTS LYING WITHIN THE WEST 50 FEET OF SECTION 32 AND EXCEPT THAT PART OF SAID LOTS 12, 13 AND 14 LYING EAST OF A LINE WHICH INTERSECTS THE NORTH LINE OF LOT 12, 103 FEET EAST OF ITS NORTHWEST CORNER AND INTERSECTS THE SOUTH LINE OF LOT 14, 164 FEET EAST OF THE SOUTHWEST CORNER) IN BLOCK 20 IN CHICAGO LAND CO'S SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21) 23, 28, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7 IN SAID BLOCK 32) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

(EXCEPTING FROM PARCELS 1, 2 AND 3 ALL THAT PART THEREOF CONDEMNED IN CASE NO. 89L50559 BEING DESCRIBED AS FOLLOWS:

THAT PART OF LOTS 9, 10, 11, 12, 13, AND 14, IN BLOCK 20 OF THE CHICAGO LAND CO'S SUBDIVISION OF BLOCKS 17, 18, 20, 21 (EXCEPT LOTS 1, 6, AND 12 IN SAID BLOCK 21), 23, 28, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6, AND 7 IN SAID BLOCK 32), 33, 38, 39, 40, AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES, 26 MINUTES, 11 SECONDS EAST ON THE SOUTH LINE OF SAID LOT 9 A DISTANCE

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## EXHIBIT "A"

### Legal Description

OF 17.00 FEET; THENCE NORTH 01 DEGREES, 37 MINUTES, 37 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID LOT 9, A DISTANCE OF 38.00 FEET; THENCE NORTH 88 DEGREES, 22 MINUTES, 23 SECONDS EAST 14.25 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED, "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER RLS 2377", AND TO THE SOUTHWEST RIGHT OF WAY LINE OF F. A. I. ROUTE 90/94 AND TO THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES, 03 MINUTES, 58 SECONDS EAST ON SAID SOUTHWEST RIGHT OF WAY LINE 42.86 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9 THAT IS 51.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 9, AS MEASURED ON SAID SOUTH LINE; THENCE SOUTH 29 DEGREES, 05 MINUTES, 17 SECONDS EAST ON SAID SOUTHWEST RIGHT OF WAY LINE 112.76 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11 THAT IS 103.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 11, AS MEASURED ON SAID SOUTH LINE; THENCE SOUTH 23 DEGREES, 44 MINUTES, 53 SECONDS EAST ON SAID SOUTHWEST RIGHT OF WAY LINE 161.99 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 14 THAT IS 164.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 14, AS MEASURED ON SAID SOUTH LINE; THENCE SOUTH 88 DEGREES, 26 MINUTES, 11 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 14, A DISTANCE OF 5.40 FEET TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED, "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER RLS 2377", AND TO A POINT 5.00 FEET SOUTHWEST OF, AS MEASURED PERPENDICULAR TO, SAID SOUTHWEST RIGHT OF WAY LINE; THENCE NORTH 23 DEGREES, 44 MINUTES, 53 SECONDS WEST, PARALLEL WITH SAID SOUTHWEST RIGHT OF WAY LINE, 161.99 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 11 THAT IS 97.60 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 11, AS MEASURED ON SAID SOUTH LINE, AND TO A 5/8" REBAR WITH AN ALLIED CAP STAMPED, "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER RLS 2377"; THENCE NORTH 27 DEGREES, 17 MINUTES, 27 SECONDS WEST 153.20 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.