

# UNOFFICIAL COPY

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

Doc#. 2111742047 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/27/2021 12:17 PM Pg: 1 of 4

STATE OF ILLINOIS  
COUNTY OF COOK

Nucore Electric, Inc.,  
Claimant

VS

Mercer Street Holdings Three LLC;  
Citi Trends, Inc.;  
Jirsa Construction Company;  
and all other(s) owning or claiming an interest in the hereinafter-described real property,  
Defendants

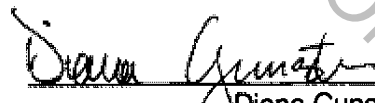
Subcontractor's Notice and Claim for Mechanics Lien Cook County Recorder Document No. **2020313161**

**WHEREAS** Nucore Electric, Inc., on July 21, 2020, filed in the office of the Cook County Recorder of Deeds a subcontractor's notice and claim for mechanics lien, numbered as above-stated, against the above-referenced defendants, in the amount of **\$106,241.00**, on the following-described property, to-wit:

See Property Description on Pages Three and Four

**NOW THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned does hereby release the said claim for lien and hereby authorizes and requests the Cook County Clerk to enter release thereof on the proper record in the said recorder's office.

Witness my hand this 11<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
Diana Gunsteen  
Agent of Nucore Electric, Inc.

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

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## RELEASE OF SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN

STATE OF ILLINOIS )  
                                  )       SS  
COUNTY OF COOK )

I, Mary K Watz, a Notary Public in and for the state of Illinois, do hereby certify that Diana Gunsteen, an individual personally known to me, appeared before me this day and subscribed the foregoing instrument and acknowledged that she signed this instrument as her free and voluntary act for the use and purposes therein set forth.

Given under my hand and notarial seal this 11<sup>th</sup> day of March, 2021.



Mary K Watz  
Notary Public

Mail To:

Prepared By:

Stephen M. Goba  
Illinois Document Preparation Co.  
301 South Ahrens Avenue  
Lombard, Illinois 60148

Property of Cook County Clerk's Office

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## PROPERTY DESCRIPTION

### LEGAL DESCRIPTION:

#### PARCEL 1:

THAT PART OF BLOCKS 4 AND 5 IN 12TH STREET ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILWAY COMPANY, TOGETHER WITH ALL VACATED ALLEYS FALLING WITHIN SAID BLOCKS 4 AND 5, TOGETHER WITH THAT PART OF VACATED GRENSHAW STREET FALLING EAST OF THE WEST LINE OF SAID BLOCKS 4 AND 5 AND FALLING WEST OF THE EAST LINE OF SAID BLOCKS 4 AND 5, TOGETHER WITH THE WESTERLY MOST 13 FEET OF VACATED SPAULDING AVENUE LYING EAST OF AND ADJOINING SAID BLOCKS 4 AND 5, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 4; THENCE DUE WEST; (BEING AN ASSUMED BEARING FOR THE BENEFIT OF THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID BLOCK 4, 417.96 FEET TO AN INTERSECTION WITH A LINE BEING 180.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 4 (AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF); THENCE NORTH 00 DEGREE 30 MINUTES 19 SECONDS WEST ALONG SAID PARALLEL LINE, 157.01 FEET TO AN INTERSECTION WITH A LINE BEING 157.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 4 (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF); THENCE DUE WEST ALONG SAID PARALLEL LINE, 180.01 FEET TO THE WEST LINE OF SAID BLOCK 4; THENCE NORTH 00 DEGREE 30 MINUTES 19 SECONDS WEST ALONG SAID WEST LINE, 175.11 FEET TO THE SOUTHWEST CORNER OF BLOCK 5 IN SAID 12TH STREET ADDITION TO CHICAGO; THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 5, 197.29 FEET TO THE SOUTHEAST CORNER OF LOT 31 IN SAID BLOCK 5, THENCE NORTH 00 DEGREE 32 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 31, 130.04 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 31, 6.49 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 17 IN SAID BLOCK 5; THENCE NORTH 00 DEGREE 32 MINUTES 11 SECONDS WEST ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, 118.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 17 AND ALSO BEING THE NORTH LINE OF SAID BLOCK 5; THENCE SOUTH 89 DEGREES 59 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE, 248.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREE 00 MINUTE 26 SECONDS WEST ALONG A LINE BEING PERPENDICULAR TO SAID LAST DESCRIBED NORTH LINE, 265.55 FEET TO AN INTERSECTION WITH A LINE BEING 17.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 5 (AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF BLOCK 5); THENCE SOUTH 89 DEGREES 59 MINUTES 47 SECONDS EAST ALONG SAID PARALLEL LINE, 173.23 FEET TO AN INTERSECTION WITH A LINE BEING 13.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SPAULDING AVENUE, SAID PARALLEL LINE ALSO BEING THE WEST LINE OF THAT PORTION OF SPAULDING AVENUE CLOSED TO VEHICULAR TRAFFIC PER DOCUMENT RECORDED DECEMBER 22, 1977, AS DOCUMENT NUMBER 24257553; THENCE NORTH 00 DEGREE 36 MINUTES 48 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 163.03 FEET TO AN INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOTS 1 AND 2 IN SAID BLOCK 5; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS WEST ALONG SAID SOUTH LINE AND THE EASTERLY EXTENSION THEREOF, 69.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREE 36 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF LOT 2 IN SAID BLOCK 5, 102.52 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 AND ALSO BEING THE NORTH LINE OF SAID BLOCK 5; THENCE NORTH 89 DEGREES 59 MINUTES 34 SECONDS WEST ALONG SAID NORTH LINE OF BLOCK 5, 100.46 FEET TO THE POINT OF BEGINNING;

AND

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PROPERTY DESCRIPTION CONTINUED**PARCEL 2:**

THAT PART OF BLOCKS 2 AND 3 IN 12TH STREET ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILWAY COMPANY, TOGETHER WITH ALL VACATED ALLEYS FALLING WITHIN SAID BLOCKS 2 AND 3, TOGETHER WITH THAT PART OF VACATED GRENSHAW STREET FALLING EAST OF THE WEST LINE OF SAID BLOCKS 2 AND 3 AND FALLING WEST OF THE EAST LINE OF SAID BLOCKS 2 AND 3, TOGETHER WITH THE EASTERNMOST 13.00 FEET OF VACATED SPAULDING AVENUE LYING WEST OF AND ADJOINING SAID BLOCKS 2 AND 3. BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE DUE WEST (BEING AN ASSUMED BEARING FOR THE BENEFIT OF THIS LEGAL DESCRIPTION) ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BLOCK 3, 13.00 FEET TO AN INTERSECTION WITH A LINE 13.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SPAULDING AVENUE, SAID PARALLEL LINE ALSO BEING THE EAST LINE OF THAT PORTION OF SPAULDING AVENUE CLOSED TO VEHICULAR TRAFFIC PER DOCUMENT RECORDED DECEMBER 22, 1977, AS DOCUMENT NUMBER 24257553; THENCE NORTH 00 DEGREE 36 MINUTES 48 SECONDS WEST ALONG SAID PARALLEL LINE, 580.63 FEET TO AN INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 2; THENCE SOUTH 89 DEGREES 59 MINUTES 34 SECONDS EAST ALONG SAID NORTH LINE OF BLOCK 2 AND THE WESTERLY EXTENSION THEREOF, 611.27 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 2; THENCE SOUTH 00 DEGREE 34 MINUTES 57 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 2 AND THE SOUTHERLY EXTENSION THEREOF, 327.01 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF LOT 46 IN BLOCK 3 OF SAID 12TH STREET ADDITION TO CHICAGO, THENCE NORTH 89 DEGREES 50 MINUTES 47 SECONDS WEST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOT 46, 125.02 FEET TO AN INTERSECTION WITH THE EAST LINE OF A VACATED ALLEY; THENCE SOUTH 89 DEGREES 56 MINUTES 43 SECONDS WEST ACROSS SAID VACATED ALLEY, 16.00 FEET TO A POINT ON THE WEST LINE OF SAID VACATED ALLEY, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH 112.50 FEET OF LOTS 1, 2 AND 3 IN SAID BLOCK 3; THENCE NORTH 89 DEGREES 59 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE OF THE SOUTH 112.50 FEET OF LOTS 1, 2 AND 3, 75.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREE 35 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 3, THE SOUTHERLY EXTENSION THEREOF AND THE WEST LINE OF LOT 34, ALL IN SAID BLOCK 3, 253.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34, AND ALSO BEING THE SOUTH LINE OF BLOCK 3; THENCE DUE WEST ALONG SAID SOUTH LINE OF BLOCK 3, 381.97 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS.

PARCEL NUMBERS:	16-14-424-046-0000	16-14-424-052-0000
	16-14-424-042-0000	16-14-425-037-0000

PROPERTY ADDRESS: 3250 WEST ROOSEVELT ROAD, CHICAGO, ILLINOIS 60624