Doc#. 2114001211 Fee: \$56.00

Karen A. Yarbrough Cook County Clerk

Date: 05/20/2021 09:22 AM Pg: 1 of 5

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

John S. Mrowiec Conway & Mrowiec Attorneys LLLP 20 South Clark Street Suite 1830 Chicago, Illinois 60603 (312) 655-1 00

PARTAY, SATISFACTION AND PARTIAL RELEASE OF ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN OF LEOPARDO COMPANIES AIC. TO REFLECT PARTIAL PAYMENT OF \$413,431.86

STATE OF ILLINOIS

) ss

COUNTY OF COOK

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration in the amount of \$413,431.86, receipt whereof is hereby acknowledged, the undersigned, Leopardo Companies, Inc., an Illinois corporation ("Leopardo"), does hereby acknowledge partial satisfaction and partial release of Leopardo's Original Contractor's Claim for Mechanics Lien in the original principal amount One Million Three Hundred Forty-Seven Thousand Ninety-Six and 03/100 Dollars (\$1,347,096.03) ("Principal Amount Owing") recorded with the Cook County Recorder of Deeds on July 24, 2019 as Document No. 1920506064 against the interests of Thorek Memorial Hospital, an Illinois not-for-prom corporation ("Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Owner, to reflect partial payment to or on behalf of Leopardo leaving a mechanics lien claim in the unsatisfied principal amount of Nine Hundred Thirty-Three Thousand Six Hundred Sixty-Four and 17/100 Dollars (\$933,664.17) plus accrued and accruing interest on the following described property:

See Exhibit A, Legal Description, attached.

The PIN Numbers of the Real Estate are 14-17-417-027, 14-17-417-028, 14-17-417-029, 14-17-030, 14-17-417-032.

Address:

850 West Irving Park Road and other street addresses, Chicago, Illinois.

PIN Numbers:

14-17-417-027

14-17-417-028

14-17-417-029

14-17-417-030

14-17-417-032

Address:

IN WITNESS WHEREOF, the undersigned has signed this instrument this 18th day of February, 2020.

LEOPARDO COMPANIES, INC.

By

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

John S. Mrowiec
Conway & Mrowiec Attorneys LI LP
20 South Clark Street
Suite 1830
Chicago, Illinois 60603
(312) 658-1100

PIN Numbers:

14-17-417-027

14-17-417-028

14-17-417-029

14-17-417-030

14-17-417-032

Address:

850 West Irving Park Road and other street addresses, Chicago, Illinois

Page 2 of 5

EXHIBIT A TO PARTIAL SATISFACTION AND PARTIAL RELEASE OF ORIGINAL CONTRACTOR'S CLAIM FOR MECHANICS LIEN LEGAL DESCRIPTION

PARCEL A

The West 44 feet of Lot "6" in Block 2 in J. H. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL B

The East 45 feet of Lot "A" in Block 2 in J. H. W. Jones' Subdivision of Lets 25 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Ringe 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL C

Lots 1, 2 and 3 in A. W. Ring's Subdivision of the East 150 feet of the West 180 feet of Lot "E" in Block 2 in J. M., W. Jones' Subdivision of Lots 24 to 28, inclusive, in Blisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Keridia, in Cook County, Illinois.

Also,
The West 30 feet of Lot "E" in Block 2 in J. ". W. Jones'
Subdivision of Lots 24 to 28, inclusive, in Iliana W. Hundley's
Subdivision of the East 1/2 of the South East 1/6 of Section
17, Township 40 North, Range 14 East of the Third Principal
Heridian, in Cook County, Illinois.

PARCEL D

Lots 2 to 7, inclusive, in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN Numbers:

14-17-417-027

14-17-417-028

14-17-417-029

14-17-417-030

14-17-417-032

Address:

Also,
Lots 1, 2 and 3 in Bertha Cockburn's Subdivision of Lot 1
in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28,
inclusive, in Elisha W. Hundley's Subdivision of the East
1/2 of the South East 1/4 of Section 17, Township 40 North,
Range 14 East of the Third Principal Meridian, together
wit's piece of ground adjacent to said lots, shown on plat
of said subdivision and marked thereon "Private alley for
the ingress and egress of occupants of property adjoining
this private alley," in Cook County, Illinois,

PARCEL E

The East 40 of Not B, Lots 27 to 33, inclusive, and the West 20 feet of Lot 34 in Block 2 in J. K. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Gook County, Illinois.

PARCEL P

Lot 3 in Owner's Subdivision of Lot "D" in Block 2 in J. N. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the South East 1/4 of Section 17, Towns'il 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL G

Lots 8, 9 and 10, the East 10 feet of Lot 11, and Lots 12, 13 and 14 in Owner's Subdivision of Blook 1 in Tarin, Smith and Dyer's Subdivision of the North East 1/4 of Graion 20, Township 40 North, Range 14 East of the Third Principal Keridian, in Cook County, Illinois.

PARCEL H

The 16 foot public alley lying North of and adjacent to the East 29 feet of Lot "B", Lots 27 to 33, inclusive, and the West 20 feet of Lot 34 in Block 2 in J.K.W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hundley's Subdivision of the East 1/2 of the Southeast 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN Numbers:

14-17-417-027

14-17-417-028

14-17-417-029

14-17-417-030

14-17-417-032

Address:

STATE OF ILLINOIS) ss. COUNTY OF COOK

I, Brent M. Duelm, being first duly sworn on oath, depose and state that I am Chief Financial Officer of Claimant, and am authorized as agent to execute this Partial Satisfaction and Partial Release of Original Contractor's Claim for Mechanics Lien of Leopardo Companies, Inc. to Reflect

Partial Payment of \$413,431.86 on behalf of Claimant.

SUBSCRIBED AND SWORN TO before me this 18 day of February, 2020.

OFFICIAL SEAL KARRIE L GOTTNER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:02/11/23

TO: COMPASSON THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

John S. Mrowiec Conway & Mrowiec Attorneys LLLP 20 South Clark Street **Suite 1830** Chicago, Illinois 60603 (312) 658-1100

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