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Karen A. Yarbrough

Cook County Clerk

Date: 05/20/2021 09:23 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) 658-1100

**THIRD PARTIAL SATISFACTION AND PARTIAL RELEASE OF ORIGINAL
CONTRACTOR'S CLAIM FOR MECHANICS LIEN OF LEOPARDO
COMPANIES, INC. TO REFLECT PARTIAL PAYMENT OF \$516,143**

STATE OF ILLINOIS)
) S.F.
COUNTY OF C O O K)

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration in the amount of \$516,143, 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 of One Million Three Hundred Forty-Seven Thousand Ninety-Six and 03/100 Dollars (\$1,347,096.03) ("Principal Amount Owning") recorded with the Cook County Recorder of Deeds on July 24, 2019 as Document No. 1920506064, against the interests of Thork Memorial Hospital, an Illinois not-for-profit corporation ("Owner"), having been previously partially released by 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 and Second Partial Satisfaction and Partial Release of Original Contractor's Claim for Mechanics Lien of Leopardo Companies, Inc. to Reflect Partial Payment of \$261,143.50, 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 One Hundred Fifty-Six Thousand Three Hundred Seventy-Seven and 67/100 Dollars (\$156,377.67) 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, 14-17-417-030, 14-17-417-032.

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

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

IN WITNESS WHEREOF, the undersigned has signed this instrument this 10th day of March, 2020.

LEOPARDO COMPANIES, INC.

By:


Brent M. Duell

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

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

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

PARCEL A

The West 44 feet of Lot "C" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hurdley'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. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hurdley'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 C

Lots 1, 2 and 3 in A. W. Jones' 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 Elisha W. Hurdley'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.

Also,
The West 30 feet of Lot "E" in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hurdley'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 D

Lots 2 to 7, inclusive, in Block 2 in J. M. W. Jones' Subdivision of Lots 24 to 28, inclusive, in Elisha W. Hurdley'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.

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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 with a 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 feet of Lot B, Lots 27 to 33, inclusive, and the West 20 feet of Lot 34 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.

PARCEL F

Lot 3 in Owner's Subdivision of Lot "D" 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.

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 Block 1 in Larkin, Smith and Dyer's Subdivision of the North East 1/4 of Section 20, Township 40 North, Range 14 East of the Third Principal Meridian, 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.M.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.

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STATE OF ILLINOIS)
) ss.
COUNTY OF C O O K)

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 Third Partial Satisfaction and Partial Release of Original Contractor's Claim for Mechanics Lien of Leopardo Companies, Inc. to Reflect Partial Payment of \$516,143 on behalf of Claimant.


Brent M. Duelm

SUBSCRIBED AND SWORN TO
before me this 10th day of March, 2020.


Notary Public



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AND AFTER RECORDING SHOULD BE RETURNED TO:

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