



2119722026

Doc# 2119722026 Fee \$45.00

RELEASE OF
CONTRACTOR'S CLAIM
FOR MECHANICS LIEN
DOCUMENT NO. 1915116045

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/16/2021 02:20 PM PG: 1 OF 4

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned claimant, **Willow Electrical Supply Co., Inc.**, heretofore, on the May 31, 2019, filed in the Office of the Cook County Recorder of Deeds, a Contractor's Claim for Mechanics Lien, as Document No. **1915116045**, against **AH-1340 Astor LLC and AH-1340 ASTOR ML LLC** ("Owner"), **PNC BANK, NA.** ("Lender"), **Group Fox, Inc. d/b/a Group Fox Property Management** ("General Contractor"), **ABB Electric Inc.** ("Subcontractor"), **LAB Development, LLC d/b/a Connexion** and any Unknown Owners and Non-Record Claimants, as claimant ("Claimants") and any persons or entities claiming to be interested in the premises, in the amount of Eleven Thousand, seven hundred-eight dollars and fifty-two cents, (\$11,708.52), plus interest, and on the following described real property:

Legal Description:

TRACT A:

LOT 3 IN COUNTY CLERK'S DIVISION OF LOTS 3 AND 4 IN ASTOR'S ADDITION TO CHICAGO, IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT B:

PARCEL 1:

THE NORTH 35 FEET OF THE SOUTH 75 FEET OF LOT 4 ASTOR'S ADDITION TO CHICAGO, OTHERWISE DESCRIBED AS LOT 4 AND THE NORTH 10 FEET OF LOT 5, 107.45 FEET EAST OF THE WEST LINE OF SAID LOT 5, THENCE NORTH 11 FEET; THENCE EAST 26.45 FEET TO THE EAST LINE OF SAID LOT 4 IN COUNTY CLERKS DIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5; THENCE WEST ALONG THE SOUTH LINE OF THE NOTRH 10 FEET OF SAID LOT 5 TO THE POINT OF THE BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THAT PART OF THE SOUTH 40 FEET OF LOT 4 IN ASTORS ADDITIONS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT 4, 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ON THE LINE PARALLEL TO THE SOUTH LINE OF LOT 4, 107.45 FEET; THENCE SOUTH 4.47 FEET; THENCE WEST 8.15 FEET TO A POINT 4.52 FEET DUE SOUTH OF THE NORTH LINE OF SAID SOUTH 40 FEET OF LOT 4; THENCE WEST ON A LINE PARALLEL TO AND 4.42 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 40 FEET OF LOT 4 AND 4.42 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 35 FEET OF THE SOUTH 75 FEET OF LOT 4 IN ASTORS ADDITION TO CHICAGO BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTH 35 FEET 107.45 FEET EAST OF THE WEST LINE OF SAID LOT 4, BEGINNING AT THE WEST FACE OF A BRICK BARN; THENCE NORTH ALONG THE WEST FACE OF SAID BARN 11 FEET TO THE NORTH FACE BARN; THENCE EAST ALONG THE NORTH FACE OF SAID BARN 26.45 FEET TO THE EAST LINE OF SAID LOT 4, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4, 10.8 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 35 FEET OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID NORTH 35 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE SOUTH 40 FEET OF LOT 4 IN ASTOR'S ADDITION TO CHICAGO EXCEPTING FROM SAID SOUTH 40 FEET THAT PART BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WEST LINE OF SAID LOT 4, 40 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT, 107.45 FEET TO THE WEST FACE OF A BRICK BARN; THENCE SOUTH ALONG THE WEST FACE OF SAID BARN, 4.47 FEET TO THE NORTH FACE OF A STONE WALL; THENCE WEST ALONG THE NORTH FACE OF SAID WALL, 8015 FEET TO THE NORTHEAST CORNER OF A STONE HOUSE (THE NORTHEAST CORNER OF SAID HOUSE BEING 4.42 FEET DUE SOUTH OF THE NORTH LINE OW THE SOUTH 40 FEET OF SAID LOT 4); THENCE WEST ON A LINE PARALLEL WITH AND 4.42 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 40 FEET OF SAID LOT 4, 19.8 FEET MORE OR LESS, TO THE WEST LINE OF SAID LOT 4; AND THENCE NORTH

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ALONG THE WEST LINE OF SAID LOT 4, 4.42 FEET TO THE POINT OF BEGINNING IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 31 (EXCEPT THE NORTH 6/10THS OF A FOOT THEREOF) IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 0.60 FEET OF LOT 31 AND THE SOUTH 29.40 FEET OF LOT 32 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT C:

THE SOUTH 27 FEET OF THE NORTH 51.2 FEET OF THE LOT 32 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS;

TRACT A:

LOTS 3, 4, 5 AND 6 IN COUNTYCLERK'S DIVISION OF LOTS 3 AND 4 IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT B:

LOTS 31 AND 32 (EXCEPT THE NORTH 24.20 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF LOT 32) IN JOHN JACOB ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (P.I.N.): 17-03-104-019-0000.

Property Address: 1340 North Astor Street, Chicago, Illinois 60610.

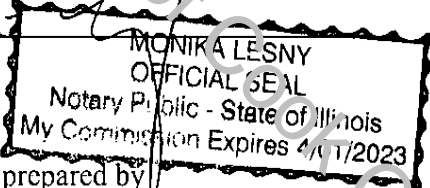
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NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by **Willow Electrical Supply Co., Inc.**, the undersigned does hereby release the aforesaid Contractor's Claim for Mechanics Lien and hereby authorizes and requests that the Clerk of Cook County enter satisfaction and release thereof on the proper Record in his or her office.

Willow Electrical Supply Co., Inc.

By: *Wieslaw Wardzala*
Wieslaw Wardzala, President of
Willow Electrical Supply Co., Inc.

SUBSCRIBED AND SWORN TO
Before me this 15th day of JUNE, 2021.

Monira Lesny
Notary Public 

This instrument prepared by
and recorded instrument to be
mailed to:

Bradley Daniel Birgé, P.C.
79 W. Monroe, Suite 1020
Chicago, Illinois 60603
(312) 327-3373

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