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Doc# 2204019001 Fee \$63.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2022 09:18 AM PG: 1 OF 7

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RELEASE AND SATISFACTION OF LIEN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WHEREAS, American Steel Fabricators Inc., on December 16, 2021, served a Notice and Claim for Mechanic's Lien (the "Lien Claim") in the amount of \$295,112.54 relating to the Property hereinafter described on the attached Exhibit "A"; and

NOW, THEREFORE the undersigned, for and in consideration of \$295,112.54 and other good and valuable consideration, the receipt of which is hereby acknowledged, American Steel Fabricators Inc., does hereby acknowledge satisfaction of and release of the above described Notice and Claim for Mechanics Lien.

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

IN WITNESS WHEREOF, this instrument has been executed by the undersigned this 7th day of January 2022.

PIN # 13-33-408-001-0000, & 002-0000
13-33-404-016-0000, 017, 019, 020, & 021-0000
13-33-408-036-0000 & 038-0000

American Steel Fabricators Inc.

By: 

Its: COO

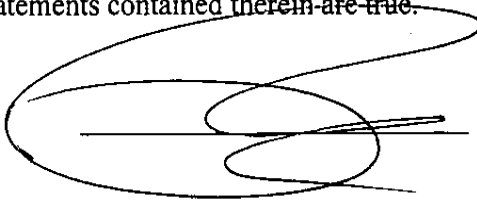
This Instrument Prepared By &
Return to:
EMALFARB, SWAN & BAIN
440 Central Avenue
Highland Park, Illinois 60035
(847) 432-6900

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

AFFIDAVIT

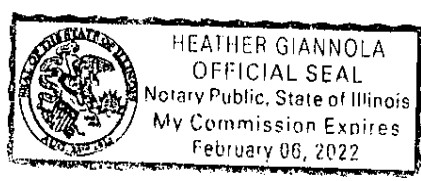
The affiant, Lori Parker, being first duly sworn, on oath deposes and states that she is authorized to execute this Release and Satisfaction of Lien, that she has read the foregoing and knows the contents thereof; and that all the statements contained therein are true.



Subscribed and Sworn to
 before me this 13 day
 of January 2022.

Heather Mannola
 Notary Public

My Commission Expires: February 06, 2022



Property of Cook County Clerk's Office

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EXHIBIT A

Project Area Legal Description

PARCEL 1:

The leasehold estate created by that certain Ground Lease, executed by: Grace and Peace Fellowship, an Illinois not for profit corporation as lessor, and North Austin Community Center, an Illinois not-for-profit corporation as lessee, dated September 30, 2021, a memorandum of which lease was recorded October 6, 2021 as document no. 2127922012, which lease demises the land for a term of years beginning September 30, 2021 and ending 99 years from the date of commencement.

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF MOFFAT STREET AND NORTH 51ST AVENUE (ALSO KNOWN AS NORTH LECLAIRE AVENUE, FORMERLY HOSMER AVENUE), BEING THE SOUTHEAST CORNER OF VACATED BLOCK 3 IN CRAGIN (REFERENCE BEING HAD TO THE PLAT OF SAID CRAGIN RECORDED AUGUST 15, 1882, IN BOOK 17 OF PLATS, PAGE 47, AS DOCUMENT 413959), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PROPERTY CONVEYED BY SPECIAL WARRANTY DEED ("SPWD PROPERTY") RECORDED AUGUST 8, 2018 AS DOCUMENT 1822034005; THENCE NORTH 01 DEGREES 59 MINUTES 28 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH 51ST AVENUE AND SPWD PROPERTY, 189.92 FEET TO THE NORTHEAST CORNER OF SAID SPWD PROPERTY AND A LINE 190 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY LINE OF VACATED WEST MOFFAT STREET; THENCE WEST AND NORTH ALONG NORTH AND EAST PROPERTY LINES OF SAID SPWD PROPERTY FOR THE NEXT THREE COURSES; THENCE SOUTH 88 DEGREES 39 MINUTES 08 SECONDS WEST, ALONG SAID PARALLEL LINE, 221.80 FEET; THENCE NORTH 01 DEGREE 20 MINUTES 52 SECONDS WEST, 5.09 FEET TO A LINE 195 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY LINE OF VACATED WEST MOFFAT STREET; THENCE SOUTH 88 DEGREES 39 MINUTES 08 SECONDS WEST, ALONG SAID PARALLEL LINE, 119.21 FEET TO THE NORTHWEST CORNER OF SAID SPWD PROPERTY, SAID CORNER ALSO BEING ON THE EAST LINE OF A 0.10 FOOT WIDE STRIP OF LAND IN SAID VACATED BLOCK 3; THENCE NORTH 02 DEGREES 01 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE OF A 0.10 FOOT WIDE STRIP OF LAND, 12.63 FEET TO THE NORTHEAST CORNER OF SAID 0.10 FOOT WIDE STRIP OF LAND; THENCE SOUTH 87 DEGREES 58 MINUTES 56 SECONDS WEST, ALONG THE NORTH LINE OF SAID 0.10 FOOT WIDE STRIP OF LAND, 0.10 FEET TO THE EAST LINE OF LOT 1 IN CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO RECORDED APRIL 30, 1890 AS DOCUMENT 1260037; THENCE NORTH 02 DEGREES 01 MINUTES 04 SECONDS WEST, ALONG SAID EAST LINE, 155.73 FEET TO POINT ON A LINE BEING THE WESTERLY EXTENSION OF THE MAIN NORTH WALL LINE OF AN EXISTING 3-STORY BRICK BUILDING; THENCE NORTH 88 DEGREES 10 MINUTES 02 SECONDS EAST, ALONG

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SAID WESTERLY EXTENSION 46.21 FEET TO THE NORTHWEST CORNER OF SAID 3-STORY BRICK BUILDING; THENCE SOUTH 01 DEGREES 55 MINUTES 28 SECONDS EAST, ALONG THE WEST FACE OF SAID 3-STORY BRICK BUILDING, 84.72 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 04 MINUTES 32 SECONDS EAST, ALONG THE SOUTH LINE SAID 3-STORY BRICK BUILDING AND ITS EASTERLY EXTENSION, 295.00 FEET TO THE WEST LINE OF SAID NORTH 51ST AVENUE; THENCE SOUTH 01 DEGREES 59 MINUTES 28 SECONDS EAST, ALONG SAID WEST LINE, 92.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:

A TRACT OF LAND COMPRISING ALL OR PART OF LOTS 1, 2 AND 3 IN CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF AS RECORDED UNDER DOCUMENT NO. 1260037, BEING PARTS OF VACATED BLOCKS 2 AND 3 AND THE VACATED STREET BETWEEN SAID BLOCKS IN CRAGIN, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THE SOUTH 236.00 FEET OF THE WEST 200.00 FEET OF VACATED BLOCK 3 IN CRAGIN, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THAT PART OF VACATED WEST MOFFAT STREET (66.0 FEET WIDE) AS VACATED UNDER DOCUMENT NO. 14116582 IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THAT PART OF LOTS 12 TO 24 IN BLOCK 4 IN CRAGIN, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; THE AFORESAID TRACT OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO, THENCE SOUTH 79 DEGREES 01 MINUTES EAST ALONG THE NORTH LINE OF SAID LOT 1 (SAID LINE ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) A DISTANCE OF 403.34 FEET TO A POINT 17.54 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 1 (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1); THENCE SOUTH ALONG A LINE 17.22 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 73.16 FEET; THENCE EAST A DISTANCE OF 11.22 FEET TO A POINT IN A LINE 6.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 138.99 FEET

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TO THE NORTH FACE OF AN EXISTING TWO-STORY BRICK BUILDING IN LOT 3 IN AFORESAID CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO; THENCE EAST ALONG THE NORTH FACE OF SAID EXISTING TWO-STORY BRICK BUILDING A DISTANCE OF 6.10 FEET TO A POINT IN THE EAST LINE OF A 0.10 FOOT WIDE STRIP OF LAND IN VACATED BLOCK 3 IN AFORESAID CRAGIN SUBDIVISION LYING EAST OF AND ADJACENT TO LOT 3 IN SAID CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO; THENCE SOUTH ALONG THE EAST LINE OF SAID 0.10 FOOT WIDE STRIP OF LAND A DISTANT OF 122.96 FEET TO THE SOUTHEAST CORNER OF AFORESAID TWO-STORY BRICK BUILDING; THENCE WEST A DISTANCE OF 0.10 FEET ALONG THE SOUTH FACE OF SAID TWO-STORY BRICK BUILDING TO A POINT IN THE EAST LINE OF LOT 3 IN SAID CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO; THENCE SOUTH ALONG THE EAST LINE OF LOT 3 AND THE EAST LINE OF LOT 3 EXTENDED SOUTH A DISTANCE OF 134.03 FEET TO A POINT IN THE AFORESAID VACATED WEST MOFFAT STREET; THENCE NORTH 89 DEGREES 19 MINUTES WEST ALONG A LINE 49.40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE SAID VACATED WEST MOFFAT STREET A DISTANCE OF 82.56 FEET; THENCE SOUTH ALONG A LINE 82.55 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 3 IN CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO EXTENDED SOUTH A DISTANCE OF 126.635 FEET TO A POINT IN THE SOUTH LINE OF LOT 12 IN BLOCK 4 IN SAID CRAGIN SUBDIVISION THENCE NORTH 89 DEGREES 19 MINUTES WEST ALONG THE SOUTH LINE OF LOTS 12 TO 24 IN BLOCK 4 IN SAID CRAGIN SUBDIVISION A DISTANCE OF 330.64 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24; THENCE NORTH ALONG THE EAST LINE OF NORTH LARAMIE AVENUE (66.0 FEET WIDE), SAID LINE BEING THE WEST LINE OF LOT 24 IN BLOCK 4 AND THE WEST LINE OF AFORESAID VACATED BLOCKS 2 AND 3 IN CRAGIN SUBDIVISION, A DISTANCE OF 667.685 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 9 TO 12, (EXCEPT THE WEST 18.04 FEET OF LOT 12), BOTH INCLUSIVE IN BLOCK 4, IN CRAGIN, BEING CHARLES B. HOSMER'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THAT PART OF VACATED WEST MOFFAT STREET LYING SOUTH AND ADJACENT TO THE SOUTH LINE OF VACATED BLOCK 3 IN CRAGIN, AFORESAID, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 3 IN

CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO (ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOUMENT 1260037, BEING PART OF VACATED BLOCKS 2 AND 3, AND THE VACATED STREET BETWEEN BLOCKS IN CRAGIN AFORESAID) AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 1 TO 24, BOTH INCLUSIVE, LOT 58 AND THE NORTH LINE OF LOT 58 PRODUCED WEST 16 FEET IN BLOCK 4 IN CRAGIN, AFORESAID, LOTS 1 TO 24, BOTH

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INCLUSIVE, LOT 58 AND THE NORTH LINE OF LOT 58, PRODUCED WEST 16 FEET IN BLOCK 4 IN CRAGIN, AFORESAID, EXCEPT THAT PART OF THE ABOVE DESCRIBED LOTS AND VACATED WEST MOFFAT STREET LYING EAST OF THE EAST LINE OF SAID LOT 9, EXTENDED NORTH, LYING NORTH OF A LINE 49.10 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID VACATED WEST MOFFAT STREET, AND LYING WEST OF A LINE 82.55 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 3 IN CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO, AFORESAID.

PARCEL 4.

LOTS 1 AND 3 IN CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF AS RECORDED UNDER DOCUMENT 1260037, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID PARCEL LYING WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN SAID CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO, THENCE SOUTH 79 DEGREES 01 MINUTES EAST ALONG THE NORTH LINE OF SAID LOT 1 (SAID LINE ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD) A DISTANCE OF 403.34 FEET TO A POINT 17.54 FEET NORTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 1 (AS MEASURED ALONG THE NORTH LINE OF SAID LOT 1); THENCE SOUTH ALONG A LINE 17.22 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 1 A DISTANCE OF 73.16 FEET; THENCE EAST A DISTANCE OF 11.22 FEET TO A POINT IN A LINE 6.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 138.99 FEET TO THE NORTH FACE OF AN EXISTING TWO-STORY BRICK BUILDING IN LOT 3 IN AFORESAID CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO; THENCE EAST ALONG THE NORTH FACE OF SAID EXISTING TWO-STORY BRICK BUILDING A DISTANCE OF 6.10 FEET TO A POINT IN THE EAST LINE OF A 0.10 FOOT WIDE STRIP OF LAND IN VACATED BLOCK 3 IN AFORESAID CRAGIN SUBDIVISION LYING EAST OF AND ADJACENT TO LOT 3 IN SAID CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO; THENCE SOUTH ALONG THE EAST LINE OF SAID 0.10 FOOT WIDE STRIP OF LAND A DISTANT OF 122.96 FEET TO THE SOUTHEAST CORNER OF AFORESAID TWO-STORY BRICK BUILDING; THENCE WEST A DISTANCE OF 0.10 FEET ALONG THE SOUTH FACE OF SAID TWO-STORY BRICK BUILDING TO A POINT IN THE EAST LINE OF LOT 3 IN SAID CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO; THENCE SOUTH ALONG THE EAST LINE OF LOT 3 AND THE EAST LINE OF LOT 3 EXTENDED SOUTH A DISTANCE OF 134.03 FEET TO A POINT IN THE AFORESAID VACATED WEST MOFFAT STREET; THENCE NORTH 89 DEGREES 19 MINUTES WEST ALONG A LINE 49.40 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE SAID VACATED WEST MOFFAT STREET A DISTANCE OF 82.56 FEET; THENCE SOUTH ALONG A LINE 82.55 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 3 IN CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO EXTENDED SOUTH

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A DISTANCE OF 126.635 FEET TO A POINT IN THE SOUTH LINE OF LOT 12 IN BLOCK 4 IN SAID CRAGIN SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF VACATED MOFFAT STREET AND THE WEST LINE OF NORTH LECLAIRE AVENUE (FORMERLY NORTH 51ST AVENUE AND HOSMER AVENUE), BEING THE SOUTHEAST CORNER OF VACATED BLOCK 3 IN CRAGIN, RECORDED AUGUST 15, 1882, IN BOOK 17 OF PLATS PAGE 47, AS DOCUMENT NUMBER 413959, THENCE SOUTH 89 DEGREES 39 MINUTES 02 SECONDS WEST 341.03 FEET ALONG THE SOUTH LINE OF SAID VACATED BLOCK 3 TO THE SOUTHEAST CORNER OF LOT 3 IN CHICAGO GRAIN COMPANY'S ADDITION TO CHICAGO, RECORDED APRIL 30, 1890, AS DOCUMENT NUMBER 1260037; THENCE NORTH 02 DEGREES 00 MINUTES 10 SECONDS WEST 85.04 FEET ALONG THE EAST LINE OF SAID LOT 3, THENCE NORTH 87 DEGREES 59 MINUTES 50 SECONDS EAST 0.10 FEET TO THE EAST LINE OF A 0.10 FOOT WIDE STRIP OF LAND IN SAID VACATED BLOCK 3, THENCE NORTH 02 DEGREES 00 MINUTES 10 SECONDS WEST 109.97 FEET ALONG SAID EAST LINE OF A 0.10 FOOT WIDE STRIP OF LAND TO A LINE 195 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY LINE OF VACATED WEST MOFFAT STREET; THENCE NORTH 88 DEGREES 39 MINUTES 02 SECONDS EAST 119.20 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 02 DEGREES 00 MINUTES 10 SECONDS EAST 5.00 FEET TO A LINE 190 FEET NORTH OF AND PARALLEL WITH THE NORTHERLY LINE OF VACATED WEST MOFFAT STREET; THENCE NORTH 88 DEGREES 39 MINUTES 02 SECONDS EAST 221.73 FEET ALONG SAID PARALLEL LINE TO THE WESTERLY LINE OF SAID LECLAIRE AVENUE; THENCE SOUTH 2 DEGREES 00 MINUTES 10 SECONDS EAST 190.01 FEET THE WESTERLY LINE OF SAID LECLAIRE AVENUE TO THE POINT OF BEGINNING.

P.I.N.: 13-33-404-016-0000
 13-33-404-017-0000
 13-33-404-019-0000 (portion)
 13-33-404-020-0000
 13-33-404-021-0000 (portion)
 13-33-408-001-0000
 13-33-408-002-0000
 13-33-408-036-0000
 13-33-408-038-0000

COMMONLY KNOWN AS: 1841 N Laramie, Chicago, IL 60639