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STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

Doc# 2215419009 Fee \$47.00

RHSP FEE:59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/03/2022 09:19 AM PG: 1 OF 6

770 ILCS 60/1 et seq. and
SUBCONTRACTOR'S RELEASE OF
MECHANIC'S LIEN

Pursuant to and in compliance with the Illinois Statute relating to Mechanic's Liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, Claimants, do hereby acknowledge a release of the claim for lien against on the property described below, which claim for lien was filed in the office of the Recorder of Deeds of Cook County, Illinois, as mechanic's lien document number #1902822010 and the lien was for the amount of Twenty-Five Thousand Eight Hundred and Eighty-Nine and 50/100 dollars (\$25,889.50):

635-647 WEST ROOSEVELT ROAD, CHICAGO, ILLINOIS 60605 AND LEGALLY DESCRIBED AS ATTACHED ON EXHIBIT A

PARCEL IDENTIFICATION NUMBERS: 17-21-101-039-0000, 17-21-101-040-0000, 17-21-101-041-0000, 17-21-101-042-0000, 17-21-101-011-0000 AND 17-21-101-014-0000

This release is in connection with Claimants' work for HUGH HENRY CONSTRUCTION, INC. By this instrument, the Claim for Mechanic's Lien identified above is hereby released, waived and forever discharged.

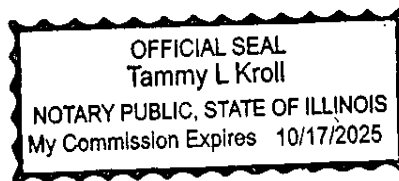
Chicago Regional Council of Carpenters,

By: [Signature]
Travis J. Ketterman

Dated: this 2 day of June, 2022.

SUBSCRIBED AND SWORN to before me
this 2 day of June 2022

[Signature]
Notary Public



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

**THIS INSTRUMENT WAS PREPARED BY and RETURN TO:**

Daniel E. Quist  
McGann Ketterman & Rioux  
111 East Wacker Drive, Suite 2300  
Chicago, IL 60601  
Phone No.: 312.251.9700  
dquist@mkrlaborlaw.com

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

**LETTER REPORT****Customer Name and Address:**

McGann, Ketterman and Rioux  
111 East Wacker Drive, Suite 2600  
Chicago, IL 60601

**Order No.:** 18016128S**Please Direct Inquiries To:**

Chicago Title Company, LLC  
820 Parkview Boulevard  
Lombard, IL 60148  
(800)284-7545

**Customer Reference:**

635-647 W. ROOSEVELT

**Borrower Name and Address:**

635-647 West Roosevelt Road  
Chicago, IL 60605

**Effective Date:** November 21, 2018

**Property:** 635-647 West Roosevelt Road  
Chicago, IL 60605

**A. Last Grantee Of Record:**

635-47 W. ROOSEVELT VENTURE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

**B. Current Year Real Estate Tax Information:**

TAX ID #: 17-21-101-039-0000, 17-21-101-040-0000, 17-21-101-041-0000, 17-21-101-042-0000,  
17-21-101-011-0000 and 17-21-101-014-0000

No search has been made for tax search.

**C. Mortgages, Judgments And Other Liens Of Record:**

1. Lis Pendens Notice dated June 5, 2018, and recorded June 6, 2018, as Document No. 1815706205, made by UC CREDIT SERVICES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SERVICER ON BEHALF OF ROOSEVELT ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, to 635-647 W. ROOSEVELT ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LLC, BOB'S DISCOUNT FURNITURE, LLC, AN MASSACHUSETTS LIMITED LIABILITY COMPANY, NEWMARK MIDWEST REGION, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, GLOBAL BUILDERS, INC., AN ILLINOIS CORPORATION, JEROME KARP, AN INDIVIDUAL, AND LUCIA SUSANNE KARP TESTAMENTARY TRUST, AN ILLINOIS TRUST, Regarding Case No. 1:18-CV-03925. (NO RELEASE FOUND)
2. MEMORANDUM OF LEASE RECORDED 07/05/2018 AS DOCUMENT NO. 1818633093 BY AND BETWEEN 635-647 W. ROOSEVELT ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AND BOB'S DISCOUNT FURNITURE, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY.
3. Mortgage and Security Agreement dated September 12, 2018, and recorded September 17, 2018, as Document No. 1826006011, made by 635-47 W. ROOSEVELT VENTURE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, To MB FINANCIAL BANK, N.A., to secure an indebtedness in the amount of \$14,592,762.00.
4. Assignment of leases and rents recorded September 17, 2018 as Document No. 1826006012 made by 635-47 W. ROOSEVELT VENTURE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, TO MB FINANCIAL BANK, N.A.
5. SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED 09/17/2018 AS DOCUMENT NO. 1826006013 BETWEEN MB FINANCIAL BANK, N.A. AND BOB'S DISCOUNT FURNITURE, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY.
6. No search has been made for judgment records.

**D. Legal Description:**

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## LETTER REPORT

(continued)

### PARCEL 1:

LOT 3 (EXCEPT THE NORTH 42.00 FEET THEROF TAKEN FOR STREET) AND LOT 6 IN SHOUP'S SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS AND LOTS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF A PART OF LOT 2 AND ALL OF LOT 7 IN THE SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT BLOCKS 57 AND 58) SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, WITH THE EAST LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOT 4 AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 AND ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 131.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 25.07 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 131.32 FEET TO THE SOUTH LINE OF SAID WEST ROOSEVELT ROAD AS WIDENED; AND THENCE EAST ALONG SAID SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, A DISTANCE OF 25.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

SUBLOT 4 (EXCEPT THE NORTH 42.00 FEET) AND SUBLOT 5 OF LOT 4; ALSO, THE EAST 59.00 FEET OF LOT 5 (EXCEPT THE NORTH 42.00 FEET) IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM:

THAT PART OF THE NORTH 1/2 OF VACATED WEST 12TH PLACE (DESCRIBED BY ORDER PASSED BY THE CITY COUNCIL OF CHICAGO ON JANUARY 20, 1984, PAGE 4653), LYING SOUTH OF THE ADJOINING SOUTH LINE OF SUB-LOT 5 OF LOT 4 AND THE EAST 59.00 FEET OF LOT 5 IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 PURSUANT TO GRANT OF EASEMENT RECORDED NOVEMBER 15, 1984 AS DOCUMENT 27338040 OVER THAT PART OF THE VACATED 12TH PLACE PER VACATION ORDINANCE RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336633.

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## LETTER REPORT

(continued)



CHICAGO TITLE INSURANCE COMPANY

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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## LETTER REPORT

(continued)

### TERMS AND CONDITIONS

This search is of the land described herein by legal description and where based upon a street address furnished by applicant, the Company assumes no liability for the accuracy of the determination that the street address so furnished and listed, and the land described by legal description, constitutes the same premises. This search is made of Property Insight (and in certain situations, other) tract indices, which are geographic indices organized by legal description. Recorded instruments, including deeds or mortgages, which do not contain legal descriptions, are not posted in such tract indices and will not be disclosed by this search.

In the event of error in the posting or searching of the said indices or in the reporting of the requested information, applicant agrees that the liability of the Company is limited to actual damages sustained by applicant, but in no event shall such liability exceed Ten Thousand And No/100 Dollars (\$10,000.00), in the aggregate, for all searches ordered by a single application. If applicant does not pay the Company search charges within thirty (30) days of placement of order, the Company shall be relieved of all liability for error. The Company does not analyze instruments for legal sufficiency. Instruments are posted to tract indices and reported by searchers based upon the characterization of the instrument by its preparer. This search is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.

This search is made by the Company solely for the benefit of the applicant. No third party (other than a party making a loan on the land described herein) shall have any right to rely on said search for any purpose whatsoever under any third party beneficiary theory, products liability theory or any other theory of law whatsoever.

U.S. Fair Credit Reporting Act, 15 U.S.C. 1681-1681t Statement:

This search is furnished by the Company for the purpose of providing information relative to the record ownership of the subject land and without any regard to the credit worthiness of the particular parties who have owned or possessed the land during the search period.

The information furnished on this search is based on the spelling of the names searched as furnished by the applicant. Items posted against corporate names, the spelling of which may vary from the corporate name search by us, have not been shown.

This search does not show judgments unless a memorandum of the judgment has been filed in the County Recorder's Office pursuant to 735 ILCS 5/12-101.

No search has been made of the index in the district office of the Internal Revenue Service under Sec. 6323(f)(4) of the Internal Revenue Code.

The applicant acknowledges that this search will be used only for the purposes certified in the application previously furnished us, and is not to be used contrary to the provisions of the Fair Credit Reporting Act (FCRA), 15 U.S.C. 1681-1681t.

NOTE: The Company is forbidden by the FCRA from disclosing in response to an application any bankruptcy more than fourteen (14) years old, any suit or judgment more than seven (7) years old (unless the governing statute of limitations has not expired), changes of name, divorces or incapacities if more than seven (7) years old, except as otherwise provided in the FCRA.