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Doc# 2221533062 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/03/2022 10:17 AM PG: 1 OF 4

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Release of Lien

Date: July 20, 2022

Lien Claimant: Top Flight Builders, LLC
13933 James Drive
Crestwood, Illinois 60445

Project: Riverside Swim Club
Project Location: 100 Bloomingbank Road, Riverside, Illinois 60546

The undersigned, Zach Cunningham, President and authorized representative of Top Flight Builders, LLC ("Claimant"), does hereby attest and certify that Claimant entered into a subcontract agreement to perform/provide certain labor and/or materials to Helios Design Build, LLC d/b/a Helios Construction Services ("Contractor") in furtherance of Contractor's contract with the Riverside Swim Club ("Owner") at the Riverside Swim Club Reconstruction Project ("Project") which, was constructed at 100 Bloomingbank Road, Riverside, Illinois 60546 and legally described as: See **Exhibit A** (the "Property"). On September 20, 2021, Claimant recorded a Mechanic's Lien Claim against the Property in Cook County Recorder's office as Document No. 2126341162 for Ninety-Seven Thousand, Six Hundred Dollars and 00/100 (\$97,600.00). On October 5, 2021 Claimant filed a lawsuit to Foreclose on its Mechanic's Lien; Breach of Contract; and Unjust Enrichment against Contractor, Owner, First Community Bank & Trust a/k/a First Community Bank & Trust as Trustee under Trust No. 2021-0524, and First Community Bank & Trust ("Mortgagee"), as well as all unknown owners and record holders (collectively from time to time the "Defendants"). Claimant hereby attests and agrees that it has been paid, via settlement agreement, its final owed balance of Seventy-Six Thousand, Five Hundred Twenty-Eight Dollars and 59/100 (\$76,528.59). Accordingly, Claimant hereby and forever waives and releases any claim against the Property and the Defendants, whether for said \$76,528.59, or otherwise.

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IN WITNESS WHEREOF, the undersigned has set his/her hand and seal this 29th day of July, 2022.

TOP FLIGHT BUILDERS, LLC

By: [Signature]
Name: Zach Cunningham
Its: President and Authorized Representative

Signed this 29th day of July, 2022
Subscribed and sworn to before me this 29th day of July, 2022

[Signature]
NOTARY PUBLIC



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EXHIBIT A

THE FOLLOWING-DESCRIBED REAL PROPERTY COMPRISES A SINGLE TRACT WITH A SINGLE USE.

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 487.66 FEET TO A POINT IN THE CENTER LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD RIGHT-OF-WAY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE, 86.96 FEET FOR A POINT OF BEGINNING (SAID POINT BEING 84 FEET SOUTHEASTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF SAID RAILROAD RIGHT-OF-WAY); THENCE SOUTHWESTERLY ON A LINE 84 FEET SOUTHEASTERLY OF AND PARALLEL TO THE CENTER LINE OF SAID RAILROAD RIGHT-OF-WAY, 843.21 FEET, MORE OR LESS TO A POINT OF INTERSECTION WITH A LINE 799.28 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG A LINE 799.28 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, 515.40 FEET TO A POINT (SAID POINT BEING 299.10 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 35); THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO THE CENTER LINE OF SAID RAILROAD RIGHT-OF-WAY, SAID LINE BEING 221.31 FEET SOUTHEASTERLY OF AND AT RIGHT ANGLES TO THE CENTER LINE OF SAID RAILROAD RIGHT-OF-WAY, 309.64 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4, SAID POINT BEING 142.15 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 142.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO THAT PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 487.68 FEET TO A POINT IN THE CENTER LINE OF THE CHICAGO BURLINGTON AND QUINCY RAILROAD RIGHT-OF-WAY; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE SAID CENTER LINE, 84 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ON LAST DESCRIBED COURSE, A DISTANCE OF 141.71 FEET; THENCE SOUTHWESTERLY 59.46 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 229.11 FEET SOUTH OF THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 142.15 FEET TO A POINT ON A LINE 84 FEET SOUTHEASTERLY OF AND PARALLEL TO THE CENTER LINE OF SAID RIGHT-OF-WAY (SAID POINT BEING 86.96 FEET SOUTH OF SAID CENTER LINE); THENCE NORTHEASTERLY ON A LINE 84 FEET SOUTHEASTERLY AND PARALLEL TO THE SAID CENTER LINE, A DISTANCE OF 22.51 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

ALSO THAT PART OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 487.68 FEET TO A POINT IN THE CENTER LINE OF THE CHICAGO BURLINGTON AND QUINCY RIGHT-OF-WAY; THENCE CONTINUING SOUTH ALONG SAID EAST LINE, 86.96 FEET (SAID POINT BEING 84 FEET SOUTHEASTERLY AND AT RIGHT ANGLES TO THE CENTER LINE OF SAID RIGHT-OF-WAY); THENCE SOUTHWESTERLY ON A LINE 84 FEET SOUTHEASTERLY AND PARALLEL TO THE CENTER LINE OF SAID RIGHT OF WAY, 198.20 FEET FOR THE POINT OF BEGINNING (SAID POINT BEING 6 FEET NORTHEASTERLY OF BUILDING); THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF BUILDING, 8.31 FEET, (SAID CORNER OF BUILDING BEING 78.20 FEET SOUTHEASTERLY OF THE CENTER LINE OF SAID RIGHT-OF-WAY); THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF BUILDING, 54 FEET TO THE NORTHWESTERLY CORNER OF SAID BUILDING, SAID CORNER OF BUILDING BEING 78.06 FEET SOUTHEASTERLY OF THE CENTER LINE OF SAID RIGHT-OF-WAY; THENCE SOUTHWESTERLY 8.49 FEET TO A POINT ON A LINE 84 FEET SOUTHERLY AND PARALLEL TO THE CENTER UNE OF SAID RIGHT-OF-WAY, SAID POINT BEING 6 FEET SOUTHWESTERLY OF BUILDING AND ALSO 66 FEET SOUTHWESTERLY OF THE POINT OF BEGINNING; THENCE NORTHEASTERLY ON A LINE 84 FEET SOUTHEASTERLY OF AND PARALLEL TO THE CENTER LINE OF SAID RIGHT-OF-WAY, 66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL NUMBER: 15-35-413-002-0000

PROPERTY ADDRESS: 100 BLOOMINGBANK ROAD, RIVERSIDE, ILLINOIS 60546

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CERTIFICATE OF SERVICE

I, the undersigned attorney, certify that I served a copy of the foregoing **FULL RELEASE** upon:

Top Flight Builders, LLC
Attn.: Zach Cunningham
13933 James Drive
Crestwood, IL 60445

First Community Bank & Trust a/k/a
First Community Bank & Trust
Trustee under Trust No. 2021-0524
1111 S. Dixie Highway, #3B
Beecher, IL 60401

Riverside Swim Club
100 Bloomingbank Road
Riverside, IL 60546

by Certified Mail, a true and correct copy thereof to the above-named parties and the addresses listed above, on: July 20, 2022.

/s/ Edward L. Filer

Edward L. Filer

Property of Cook County Clerk's Office