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Doc# 2223042031 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2022 01:27 PM PG: 1 OF 2

Return to: Ted Mavrakis
36 Park Lane
Golf, IL 60029

RELEASE OF MECHANIC'S LIEN

LIENOR: Triangle Environmental, Inc.
12033 S. Spaulding School Dr.
Plainfield, IL 60585

PROPERTY OWNER:

Leona's Properties, LLC Series Stony Island
36 Park Lane
Golf, IL 60029

LIEN TO BE RELEASED

Recorded on January 29, 2021
in the State of Illinois, and
County of Cook.

Document No.: 2102919006

P.I.N.: 25-02-405-036-0000;

25-02-405-037-0000; 25-02-405-

038-0000; 25-02-405-039-0000;

25-02-405-040-0000; 25-02-405-

041-0000; 25-02-405-042-0000

PROPERTY LIENED

9156 S. Stony Island
Chicago, IL 60617

1. On June 27, 2022, a letter was sent by Owner to Lienor/Claimant at the above address by certified mail, return receipt requested, and by regular mail, demanding that Claimant immediately and without delay release the above lien or commence suit to enforce the above lien within 30 days after receipt of the letter, and stated in bold print as follows:

FAILURE TO RESPOND TO THIS NOTICE WITHIN 30 DAYS AFTER RECEIPT, AS REQUIRED BY SECTION 34 OF THE MECHANICS LIEN ACT, SHALL RESULT IN THE FORFEITURE OF THE REFERENCED LIENS.

2. To date, however, more than 30 days after the written demand, Claimant has not either released the above lien or commenced suit to enforce the above lien.

3. By executing this Release of Lien, the PROPERTY OWNER does hereby certify that a Mechanic's Lien (identified-above as the LIEN TO BE RELEASED) filed in the Office of the Clerk of Court in the State of Illinois and the county above identified, in favor of the CLAIMANT and against the PROPERTY LIENED owned by the PROPERTY OWNER, as owner, is released as follows:

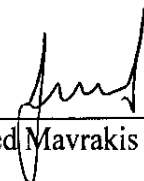
4. CLAIMANT did not file suit to enforce lien within the time prescribed by law.

5. Accordingly, pursuant to Section 34 of the Mechanic's Lien Act, the above lien is deemed forfeited.

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

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WITNESS MY HAND AND SEAL this 16th day of August, 2022.

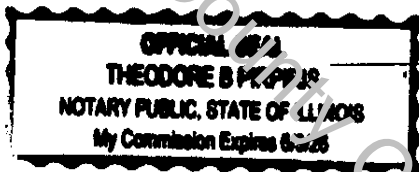
By: 
Ted Mavrakis

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in the aforesaid County, and the State aforesaid, do hereby certify that Ted Mavrakis, by and on behalf of Leona's Properties, LLC Series Stony Island, personally known to me to be the same person whose name is subscribed on the foregoing instrument, and appeared before me this day in person, acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of Leona's Properties, LLC Series Stony Island for the uses and purposes therein set forth.

Given under my hand and official seal, this ___ day of August, 2022.

My commission expires:




Notary Public

Mail recorded original to:
Ted Mavrakis
36 Park Lane
Golf, IL 60029

Clerk's Office