

# UNOFFICIAL COPY



## RELEASE OF LIEN

IN THE OFFICE OF THE  
RECORDER OF DEEDS OF  
COOK COUNTY, ILLINOIS

Doc# 2225625045 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2022 03:35 PM PG: 1 OF 6

BRYCE DOWNEY & LENKOV, LLC )  
 )  
 Claimant )  
 )  
 )  
 KATHARINA GROH, ET. AL. )  
 )  
 Debtor(s). )

RELEASE OF LIEN

No. 17 L 1531

Bryce Downey & Lenkov LLC hereby files a Release of Lien on Document No. 1910513184.

That said judgment Lien was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 16, 2019, in the amount of \$215,556.79 and that said Lien has been fully and completely satisfied and any right, title, interest, claim or demand whatsoever Claimant may have acquired in, through or by said Lien of the following described property, to wit:

### SEE ATTACHED LEGAL DESCRIPTION

and commonly known as: 1320 N. Astor Street, Unit #G, Chicago, IL 60626  
Permanent Index Number: 17-03-106-030-1001;

and commonly known as: 1320 N. Astor Street, Unit #1, Chicago, IL 60626  
Permanent Index Number: 17-03-106-030-1002;

and commonly known as: 1320 N. Astor Street, Unit #3, Chicago, IL 60626  
Permanent Index Number: 17-03-106-030-1004; and

and commonly known as: 1320 N. Astor Street, Unit #4, Chicago, IL 60626  
Permanent Index Number: 17-03-106-030-1005.

IS HEREBY RELEASED.

BRYCE DOWNEY & LENKOV LLC

By:

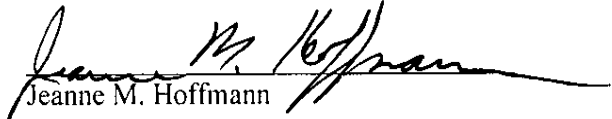
  
Jeanne M. Hoffmann

Bryce Downey & Lenkov LLC  
30 N. LaSalle St., Suite 3600  
Chicago, IL 60602  
(312) 377-1501  
jhoffmann@dl-firm.com

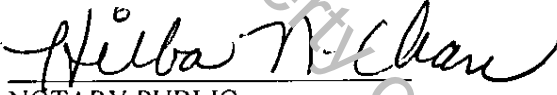
# UNOFFICIAL COPY

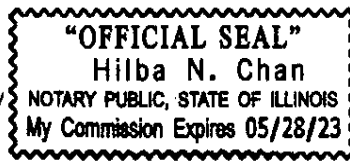
STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

The undersigned, being first duly down on oath, deposes and says they are the attorney for Bryce Downey & Lenkov LLC, the above named Claimant, that they have read the foregoing Release of Lien, knows the contents thereof, and that all statements therein contained are true to the best of their knowledge.

  
Jeanne M. Hoffmann

Subscribed and Sworn to before me  
this 12th day of September, 2022

  
NOTARY PUBLIC



MAIL TO:

Katalina Groh  
c/o Michael J. Kelly  
Waveland Law Group, LLC  
55 West Wacker Drive, Ste. 1400  
Chicago, IL 60601

This instrument prepared by:  
Jeanne M. Hoffmann  
Bryce Downey & Lenkov LLC  
30 N. LaSalle St., Suite 3600  
Chicago, IL 60602

# UNOFFICIAL COPY

Order

(Rev. 02/24/05) CCG N002

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, LAW DIVISION

BRUCE DOWNING & LENKOV, LLC  
Plaintiff  
v.  
KATALINA BROTH, et al.  
Defendants

No. 17 L 1531

Judge Thomas R. Mulroy, Jr.  
JAN 24 2019  
Circuit Court-1941

### ORDER

THIS MATTER comes to be heard on the Motion of the Custodian for the 1320 N. Astor Condominium Assoc. in 09 CH 16522 to vacate November 19, 2018 Agreed Settlement Order, and on Plaintiff's Motion for Entry of Judgment pursuant to said Settlement Order; the parties have appeared through counsel; and the Court being advised in the premises,

C.C. LMM

IT IS HEREBY ORDERED that:

1. Plaintiff's Motion for Entry of Judgment is granted and Judgment is hereby entered against defendants Katalina Broth and the 1320 N. Astor Condominium Association pursuant to the said November 19, 2018 Agreed Settlement Order in the amount of \$215,556.79 minus pro tunc to December 28, 2018, enforcement of said judgment being stayed pending further order of court upon the Court's ruling on the Custodian's Motion to Vacate.

2. The Custodian's Motion to Vacate shall be treated as a ~~see other order page~~ motion for reconsideration of this Court's order of today's date granting Plaintiff's Motion for Entry of Judgment.

Attorney No.: 43430  
Name: M. Bryan W. Box Saltzman  
Atty. for: Custodian  
Address: 221 N. LaSalle St.  
City/State/Zip: Chicago IL 60601  
Telephone: 312.372.3311

3. Responses to the Custodian's Motion shall be filed by February 7, 2019.  
4. Replies shall be filed by February 18, 2019.

5. Hearing is set on the Custodian's Motion for February 26, 2019 at 10:00 am in 6246

Court Judge 1906 without Judge's No. further notice

*[Signature]*



Doc# 1910513184 Fee \$44.00

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

EDWARD H. NOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/15/2019 03:59 PM PG: 1 OF 4

OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

I hereby certify that the document to which this  
certification is affixed is a true copy.

**DOROTHY BROWN** APR 12 2019

Dorothy Brown  
Clerk of the Circuit Court  
of Cook County, IL



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## EXHIBIT A

### Legal Description

#### Unit G:

PARCEL 1: UNIT G IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: AN EXCLUSIVE RIGHT TO USE "P-1" AS A LIMITED COMMON ELEMENT AS SHOWN ON EXHIBIT "A" AND CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1320 N. Astor Street, Unit #G, Chicago, Illinois 60610.  
Permanent Index Number: 17-03-106-030-1001

#### Unit I:

UNIT I IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1320 N. Astor Street, Unit #I, Chicago, Illinois 60610.  
Permanent Index Number: 17-03-106-030-1002

# UNOFFICIAL COPY

Unit 3:

UNIT 3 IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1320 N. Astor Street, Unit #3, Chicago, Illinois 60610.  
Permanent Index Number: 17-03-106-030-1004

Unit 4:

PARCEL 1: UNIT 4 IN THE 1320 NORTH ASTOR E.R.T.A. CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 1, 2, AND 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: AN EXCLUSIVE RIGHT TO USE "P-2" AS A LIMITED COMMON ELEMENT AS SHOWN ON EXHIBIT "A" AND CONTAINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 27353176 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as: 1320 N. Astor Street, Unit #4, Chicago, Illinois 60610.  
Permanent Index Number: 17-03-106-030-1005