

# UNOFFICIAL COPY

Doc#. 2226612257 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/23/2022 02:37 PM Pg: 1 of 3

## RELEASE OF LIEN

7722-86023 3/3

IN THE CIRCUIT COURT OF  
COOK COUNTY, ILLINOIS

Arturo Sandoval

vs.

Advanced Restoration, LLC and  
Jason Wittling

Case No. 18L-50368

Release of Memorandum of Judgment Cook County Recorder Document No.  
1835122009

WHEREAS, Arturo Sandoval on December 17, 2018 filed in the office of the Cook County Recorder of Deeds a Memorandum for Judgment, numbered as Document No. 1835122009 above-stated, against the above-referenced defendants, in the amount of \$340,893.81 plus interest, costs and attorneys fees, on the following-described property, to-wit:

UNIT NUMBER 302 AND PARKING SPACE NUMBER P-21 IN THE ARMITEDGE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE PROPLRTY, TO WIT:

LOTS 1, 2, 3 AND 4, AND THE EAST 1 FOOT 10 3/8 INCHES OF LOT 1 IN RESUBDIVISION OF LOTS 5 AND 8, IN THE RESUBDIVISION OF LOTS 43 TO 48, INCLUSIVE IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPT:

PARCEL 1 (RETAIL UNIT C1) THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 5.60 FEET SOUTH AND 0.26 FEET EAST OF THE NORTHWEST CORNER OF 1 FOOT 10-3/8 INCHES OF LOT 1; THENCE EAST, A DISTANCE OF 2.60 FEET; THENCE NORTH, A DISTANCE OF 1.22 FEET; THENCE EAST, A DISTANCE OF 11.87 FEET; THENCE SOUTH, A DISTANCE OF 1.33 FEET;

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THENCE EAST A DISTANCE OF 2.75 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.67 FEET; THENCE NORTH, A DISTANCE OF 2.35 FEET; THENCE EAST A DISTANCE OF 20.60 FEET; THENCE SOUTH, A DISTANCE OF 3.30 FEET; THENCE EAST, A DISTANCE OF 2.14 FEET; THENCE SOUTH, A DISTANCE OF 25.17 FEET; THENCE WEST, A DISTANCE OF 42.58 FEET; THENCE NORTH, A DISTANCE OF 27.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (RETAIL UNIT C2) THE FOLLOWING PARCEL OF LAND ABOVE A HORIZONTAL PLANE AT ELEVATION + 18.80 FEET (CHICAGO CITY DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 34.80 FEET (CHICAGO CITY DATUM), DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 1.42 FEET SOUTH AND 16.32 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH, A DISTANCE OF 5.31 FEET; THENCE EAST, A DISTANCE OF 0.96 FEET; THENCE SOUTH, A DISTANCE OF 1.00 FOOT; THENCE EAST, A DISTANCE OF 2.35 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE WEST, A DISTANCE OF 0.87 FEET; THENCE SOUTH, A DISTANCE OF 8.77 FEET; THENCE EAST, A DISTANCE OF 1.73 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 40.12 FEET ALONG THE ARC OF A CIRCLE, CONCAVE TO THE NORTHEAST CORNER OF SAID LOT 1, HAVING A RADIUS 23.17 FEET; THENCE NORTH, A DISTANCE OF 11.43 FEET; THENCE WEST, A DISTANCE OF 0.13 FEET; THENCE NORTH, A DISTANCE OF 1.26 FEET; THENCE WEST A DISTANCE OF 15.76 FEET; THENCE NORTH, A DISTANCE OF 25.13 FEET; THENCE EAST, A DISTANCE OF 3.13 FEET; THENCE NORTH, A DISTANCE OF 3.35 FEET; THENCE EAST, A DISTANCE OF 20.70 FEET; THENCE SOUTH, A DISTANCE OF 4.40 FEET; THENCE EAST, A DISTANCE OF 6.45 FEET; THENCE NORTH, A DISTANCE OF 4.50 FEET; THENCE EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE ARMITEDGE CONDOMINIUM ASSOCIATION RECORDED JANUARY 25, 2007, AS DOCUMENT NUMBER 0702516048, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.: 13-36-303-037-1010 and 13-36-303-037-1045

c/k/a: 3021 West Armitage Avenue, Unit 302 & P21, Chicago, Illinois 60647

NOW THEREFORE, for partial payment of \$42,000.00 of the outstanding judgment, the receipt and sufficiency of which is hereby acknowledged, the undersigned does hereby release the claim for lien on the above property and hereby authorizes and requests the County Recorder of Deeds to enter release thereof on the proper record in the said recorder's office.

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Witness my hand this 25<sup>th</sup> day of August, 2022

Arturo Sandoval  
Arturo Sandoval

STATE OF IL )

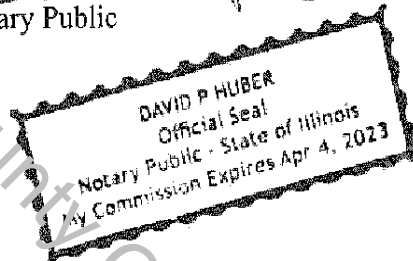
COUNTY OF COOK

I, David P. Huber, a Notary Public in and for the state of ILLINOIS, hereby certify that Arturo Sandoval, an individual, personally known to me, appeared before me this day and subscribed the foregoing instrument and acknowledged that he signed this instrument as his free and voluntary act for the use and purposes therein set forth.

Given under my hand and notarial seal August 25<sup>th</sup>, 2022.

David P. Huber  
Notary Public

Mail To:  
Vincent Vidmer  
218 N. Jefferson St  
Suite 101  
Chicago, IL 60661



Prepared By:  
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Clerk's Office of Cook County