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Doc# 2228613152 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/13/2022 02:45 PM PG: 1 OF 3

Prepared By / Return To:

Mitchell Bryan  
Williams, Bax & Saltzman, P.C.  
221 N. LaSalle St., Ste. 3700  
Chicago, Illinois 60601

Space above this line for recorder's use only

RELEASE OF LIEN

STATE OF ILLINOIS )  
)  
COUNTY OF COOK ) ss.

Before me, the undersigned notary public, personally appeared Michael Kennelly, who was duly sworn and states that he is President of Lienor Phoenix Rising Management, LLC, who, together with said Lienor, as Custodian of the 1320 N. Astor Condominium Association in Board of Managers of 1320 N Astor Condo Association v. Shoelson, No. 2009 CH 01522 (consolidated with 2013 M1 705355 and 2017 M1 717484) in the Circuit Court of Cook County, having filed the following Claims for Liens ("Liens") for due, unpaid, and owing assessments against the property of Katarina Groh, individually and d/b/a 1320 N. Astor Street, LLC and 1320 North Aster Unit 3 LLC:

- 1. on the 14th day of November, 2017 in the Official Records of Cook County, Illinois Instrument # 1731834086 in the amount of \$23,443.10;
- 2. on the 27th day of December, 2017 in the Official Records of Cook County, Illinois Instrument # 1736144051 in the amount of \$ 34,334.65;
- 3. on the 29th day of March, 2018 in the Official Records of Cook County, Illinois Instrument # 1808822054 in the amount of \$10,246.36;
- 4. on the 18th day of September, 2018 in the Official Records of Cook County, Illinois Instrument # 1826145040 in the amount of \$20,828.12; and
- 5. on the 25th day of January, 2019 in the Official Records of Cook County, Illinois Instrument # 1902506025 in the amount of \$25,338.16;

on the following described real property in Cook County, Illinois:

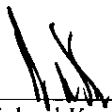
SEE ATTACHED LEGAL DESCRIPTION

NOW, THEREFORE, the undersigned does hereby acknowledge satisfaction or release of the Liens set forth above.

Signed and Sealed and Delivered this 19 day of Sep, 2022.


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(Lienor)



Michael Kennelly, as President of Lienor Phoenix Rising Management, LLC, as Custodian of the 1320 N. Astor Condominium Association

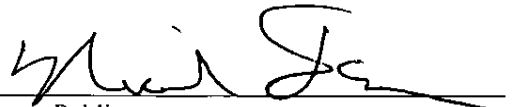
STATE OF ILLINOIS

COUNTY OF ~~COOK~~ La 

The foregoing instrument was acknowledged before me this 19 day of September \_\_, 2022, by Michael Kennelly, as Agent of Lienor Phoenix Rising Management, LLC, as Custodian of the 1320 N. Astor Condominium Association. He is personally known to me.

SUBSCRIBED and SWORN to before me this \_\_ day of September 19 2022



  
Notary Public

Property of Cook County Clerk's Office

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## 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