

UNOFFICIAL COPY

Prepared By and Mail To:
P. Walker Bros
5300 S. Lawndale
McCook, IL 60525

Doc#: 2302733148 Fee: \$55.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2023 01:50 PM Pg: 1 of 2

RELEASE OF MECHANICS LIEN

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

P. Walker Bros. Inc., of Golf, IL 60029, County of Cook, State of Illinois ("Claimant") as a result of the passage of time, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, does hereby release and discharge its claim for lien in the amount of **\$96,938.00** (Ninety Six Thousand Nine Hundred Thirty Eight Dollars and Zero Cents) against **Capital Development Group USA, LLC** ("Owner"), **Wheeling Prairie, LLC** ("Prior Owner") and **Neder Capital Services, LLC** ("Prior Owner"), and any and all persons claiming to be interested in the real estate described herein, recorded on December 5, 2022, in the Office of the Cook County, Illinois Recorder, as Document Number 2233941151 against the real estate that is legally described as:

NON EASEMENT AREA 3 LOCATED IN LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION, BEING A SUBDIVISION OF PARTS OF THE NORTH HALF OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0427444039, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 IN PRAIRIE PARK AT WHEELING SUBDIVISION, THENCE S88° 50' 43"W ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 832.95 FEET; THENCE S01° 09' 17"E A DISTANCE OF 75.75 FEET TO THE POINT OF BEGINNING; THENCE N88° 50' 43"E A DISTANCE OF 273.78 FEET; THENCE S01° 09' 17"E A DISTANCE OF 99.17 FEET; THENCE S88° 50' 43"W A DISTANCE OF 108.83 FEET; THENCE S01° 09' 17"E A DISTANCE OF 9.83 FEET; HENCE S88° 50' 43"W A DISTANCE OF 36.95 FEET; THENCE N01° 09' 17"W A DISTANCE OF 9.83 FEET; THENCE S88° 50' 43"W A DISTANCE OF 128.00 FEET; THENCE N01° 09' 17"W A DISTANCE OF 99.17, TO THE POINT OF BEGINNING.

PIN: 03-02-100-081-0000

Which has the address: 60-90 Prairie Park Court, Wheeling, IL 60090

[Signature Page Follows]

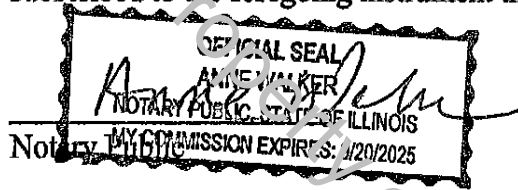
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WITNESS, my hand and seal the 12 day of January, 2023.

Robert M. Walker

Robert M. Walker
P. Walker Bros., Inc.

I, Anne Walker, a notary public in and for the Cook County, in the State of Illinois do hereby Certify that personally known to me and is the person whose name is subscribed to the foregoing instrument this 13 day of January, 2023.



of Cook County Clerk's Office