



2317245096

Doc# 2317245096 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 04:10 PM PG: 1 OF 3

SATISFACTION AND RELEASE OF LIEN

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I. Identification of Property & Parties

A. The "Subject Property" is the real estate commonly known as 355 E. Wacker Dr., Chicago, Cook County, Illinois (Permanent Index No. 17-10-318-081; 17-10-318-082; 17-10-318-083, and the legal description attached as Exhibit A hereto.

B. The "Lien Claimant" is: Anderson Lock Company, Ltd.

C. The "Property Owner" is: Gemchi (IL), LLC.

D. The "Lessee" is: Gen's Chicago, Inc.

D. The "Contractor" is: Power Construction Company, LLC.

II. Release of Lien

Pursuant to and in compliance with the Illinois statute relating to mechanics' liens, the Lien Claimant fully releases all parties from the Claim for Lien in the amount of **One Hundred Fifty Seven Thousand Two Hundred Forty Five XX/100 Dollars (\$157,245.00)** recorded against the Subject Property on **May 4, 2020**, in the office of the Recorder of Deeds of Cook County, Illinois as Document No. 2012521052.

Lien Claimant also releases and discharges the Property Owner, the Lender, and their respective members, officers, managers, agents, affiliates, attorneys and assignees from any and all right to lien, claim of lien, in law or in equity, related in any way to Subject Property which the Lien Claimant now has or ever had or shall or may have against said Property. Lien Claimant further represents and warrants that there are no lower tier contractors, subcontractors or material suppliers with respect to materials provided to the Subject Property or labor performed at or for the benefit of the Subject Property. The instant Release of Lien is subject to all terms of settlement in accordance with the terms of the parties Settlement Agreement.


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B/M

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III. Affidavit

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The affiant, Thomas Herz, Jr., being first duly sworn on oath, deposes and says that he has the authority to sign for Anderson Lock Company, Ltd., the Lien Claimant, that he has read the foregoing Release of Lien, that he knows its contents thereof, and that all the statements contained therein are true to the best of his knowledge and belief.


Name: Thomas Herz, Jr.
Title: Attorney for Lien Claimant

Subscribed and sworn to before me, this 28th day of February, 2023.

Michael J. Berman (Notary Public)



This instrument was prepared by:

+mail to

Thomas Herz, Jr., Law Office of Thomas Herz, Jr., 400
Central Suite 230, Northfield, Illinois 60093

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 22009453LFE

For APN/Parcel ID(s): 17-10-318-081-0000 and 17-10-318-083-0000

PARCEL 1:

LOT 22 (EXCEPT THE EAST 2.00 FEET THEREOF) TOGETHER WITH THE EAST 41.60 FEET OF LOT 15 (AS MEASURED PERPENDICULARLY TO THE EAST LINE OF LOT 15, SAID EAST LINE BEING ALSO THE WEST LINE OF SAID LOT 22), ALL IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WESTERLY 125.00 FEET OF LOT 5, AS MEASURED PERPENDICULARLY TO THE WEST LINE OF LOT 5, IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFITS OF PARCELS 1 AND 2, GRANTED BY TIDES AT LAKESHORE EAST LLC AND AQA REALTY HOLDING COMPANY LLC TO GEMCHI (IL) LLC BY INSTRUMENT RECORDED APRIL 23, 2013 AS DOCUMENT NO. 1311318052, ACROSS THE LAND DESCRIBED IN EXHIBITS D-1, D-1A, D-2, D-3, AND D-4 ATTACHED THERETO.

355 East Wacker Drive, Chicago, Illinois 60601