

UNOFFICIAL COPY

RELEASE OF MECHANICS LIEN

Doc#: 2319128043 Fee: \$66.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/10/2023 09:53 AM Pg: 1 of 6

REQUESTED BY AND RETURN TO:
File: 11875663 APN: 17-10-301-011-0000
Foundation Building Materials, LLC
Contact: Eva Sroka
4140 S Racine Avenue
Chicago, IL 60609

STATE OF ILLINOIS)
COUNTY OF Cook)

RELEASE OF MECHANIC'S LIEN

WHEREFORE, the Lien Claimant (identified below) was a participant in a construction project at the Subject Property (identified below);

WHEREFORE, a dispute arose regarding payment for the Lien Claimant's work and the Lien Claimant did file a Lien Claim (identified below); and

WHEREFORE, the Lien Claimant now wishes to clear the Lien Claim from title to the Subject Property, fully and finally;

NOW THEREFORE; By signature and attestation below, the Lien Claimant does hereby fully, finally, irrevocably and without condition waive and release all mechanics lien claims stated in the Lien Claim.

The Subject Property is the following:
Street Address: 111 E WACKER DR
City, State, Zip: CHICAGO, IL 60601
PIN: 17-10-301-011-0000

(The legal description, if known, should be attached to this Release as Exhibit A.)

The Lien Claim is as follows:
Lien Claimant: Foundation Building Materials, LLC
Lien Grantee: IC 111 BUILDING CO LLC

Document Number: 2317946062
Filing Date: 06/28/2023
County of Filing: Cook

IN WITNESS WHEREOF, the undersigned has signed into this instrument this 7th day of July, 2023.

Prepared By: _____

Michael Price, Lien Administrator
On Behalf Of:
Foundation Building Materials, LLC
4140 S Racine Avenue
Chicago, IL 60609

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

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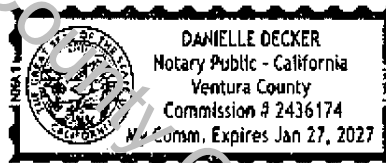
STATE OF ILLINOIS)
COUNTY OF Cook)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF VENTURA)

Subscribed and sworn to (or affirmed) before me on this 7 day of July, 2023,
by Michael Price, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.

Signature *Danielle Decker* (seal)



Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Tract "A":

The North 286.8 feet (measured perpendicularly to the North line) except the East 198.0 feet (measured perpendicularly to the East line) of the following described tract:

That part of the South 1/2 of fractional Section 10, Township 39 north, Range 14 east of the Third Principal Meridian and of land adjacent thereto describe as follows:

Commencing at the point of intersection of the East line of North Beaubien Court, with the present North line of east South Water Street; thence South along said East line of Beaubien Court to a point, which is 33.00 feet north of the intersection of said East line of Beaubien Court, with the Centerline of the present east South Water Street; thence east along a line which is perpendicular to said east line of Beaubien Court, 377.50 feet; thence North along a line parallel with the northerly extension of said East line of Beaubien Court to the point of intersection with a line drawn perpendicularly to said Northerly Extension of the east line of Beaubien Court, said perpendicular line passing through the Southeast Corner of the parcel of land in Lot 2 in Block 5 in fort Dearborn addition to Chicago in Section 10 aforesaid, conveyed by the Michigan Central Railroad Company to the city of Chicago by Deed dated April 16, 1919; thence west along said perpendicular line to said Southeast Corner of the Parcel of land in Lot 2 above described; thence Southerly on a straight line to a point in the present North line of east South Water Street, said point being on the present west wall of the Michigan Central Railroad Company's freight house and being 7.35 feet west of the place of beginning; thence easterly along said present North line of east south water street to the place of beginning, all in Cook County, Illinois,

Excepting Therefrom the following described Parcel:

Commencing at the Northwest Corner of "Tract A"; thence east along the North Line of said "Tract A", a distance of 138.869 feet to the point of beginning; thence eastwardly along the arc of a circle convex to the north and having a radius of 790.511 feet and being tangent to said last described course, a distance of 63.839 feet to an intersection with the east line of said "Tract A"; thence north along said East line of "Tract A", a distance of 2.576 feet to the Northeast Corner of said "Tract A"; thence west along the north line of "Tract A", a distance of 63.769 feet to the point of beginning, in Cook County, Illinois.

Tract "B":

Commencing at the Northwest Corner of Lot 5 in Thomas Dyer's Subdivision of Lots 6, 7, 8, 9, 10 and 11 in Block 5 in fort Dearborn addition to Chicago in said Southwest Fractional 1/4; thence Northerly to the intersection of the North line of the 20-foot public alley as platted in said Thomas Dyer's Subdivision, with the west line of the 12-foot public alley, as platted in G. W. Flander's Subdivision of the east 1/2 of Lots 11 and 12 of Thomas Dyer's Subdivision aforesaid; thence Northerly along said West line of the 12-foot public alley to a point on the South line of

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Lot 5 in Block 5 of said Fort Dearborn Addition to Chicago; thence west along said South line to a point, 124.0 feet east of the Southwest Corner of said Lot; thence northerly along a line, which if extended would intersect the north line of Lot 1 in said Block 5 of Fort Dearborn addition to Chicago at a point 121.18 feet east of the Northwest Corner of said Lot 1, to a point 4.0 feet north of the South line of Lot 2 in said Block 5 of Fort Dearborn addition to Chicago; thence easterly along a line parallel with the said South line of Lot 2, a distance of 35.84 feet more or less to the Southeast Corner of the Parcel of land in Lot 2 in Block 5 of Fort Dearborn Addition to Chicago in Section 10, aforesaid, conveyed by the Michigan Central Railroad Company to the City of Chicago by deed dated April 16, 1919; thence Southerly on a straight line to a point in the present North line of east South Water Street, said point being on the present west wall of the Michigan Central Railroad Company's freight house; thence west along the present north line of east South Water Street to the Southwest Corner of Lot 5 in Thomas Dyer's Subdivision hereinabove described; thence Northerly along the West line of said Lot 5 to the Northwest corner thereof, the place of beginning, excepting from the above described property that part thereof lying south of a line, which is 142.29 feet north of and parallel with a line and said line extended, which is drawn perpendicular to the East line of Beaubien Court, through a point in said East line, which is 35.00 feet north of the intersection of said East line of Beaubien Court, with the center line of present east South Water Street, also excepting therefrom that part of the aforesaid 20-foot public alley lying west of the southerly extension of the East line of the aforesaid 12-foot public alley and excepting therefrom that part thereof falling within the 12-foot public alley aforesaid, all in Cook County Illinois,

Tract "C":

Easement for the benefit of "Tract A" and "Tract B", as set forth in Agreement dated February 16, 1968 and recorded March 18, 1968 as Document 20433466, as supplemented between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 25421; Illinois Central Railroad Company and 333 building corporation to permit contact of improvements located on the property with the building located to the West of and adjacent to "Tract B".

Tract "D-1:"

Perpetual Easement for the benefit of "Tract A" and of "Tract B" as created by grant from the Illinois Central Railroad Company, a Corporation of Illinois, to American National Bank and Trust Company of Chicago, as trustee under Trust Agreement dated October 31, 1967 and known as trust number 25421 dated March 27, 1988 and recorded March 29, 1988 as Document 20445095, in and over the following described land:

Commencing at the Northwest Corner of Lot 5 in Thomas Dyer's Subdivision of Lots 6, 7, 8, 9, 10 and 11 in Block 5 in Fort Dearborn Addition to Chicago in the said Southwest Fractional 1/4; thence Northerly to the intersection of the North line of the 20 foot-public alley as platted in said Thomas Dyer's Subdivision, with the West line of the 12-foot public alley as platted in G.W. Flander's Subdivision of the East 1/2 of Lots 11 and 12 of Thomas Dyer's Subdivision aforesaid; thence Northerly along said West line of the 12-foot public alley to a point on the South line of

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Lot 5 in Block 5 in said Fort Dearborn Addition to Chicago; thence west along said South line to a point, 124.0 feet east of the Southwest Corner of said Lot; thence Northerly along a line, which if extended would intersect the North line of Lot 1 in Block 5 of Fort Dearborn Addition to Chicago, at a point 121.18 feet east of the Northwest Corner of said Lot 1, to a point 4.0 feet north of the South line of Lot 2 in said Block 5 of Fort Dearborn Addition to Chicago; thence easterly along a line parallel with the said South line of Lot 2, a distance of 35.84 feet more or less to the Southeast corner of the Parcel of land in Lot 2 in Block 5 of Fort Dearborn Addition to Chicago in Section 10 aforesaid, conveyed by the Michigan Central Railroad Company to the city of Chicago by deed dated April 16, 1919; thence Southerly on a straight line to a point in the present north line of east South Water Street, said point being on the present west wall of the Michigan Central Railroad Company's freight house; thence west along the present North line of east South Water Street to the Southwest Corner of Lot 5 in Thomas Dyer's Subdivision hereinabove described; thence Northerly along the West line of said Lot 5 to the Northwest corner thereof, the place of beginning excepting from the above described property that part thereof lying north of a line, which is 142.29 feet north of and parallel with a line and said line extended which is drawn perpendicular to the East line of Beaubien Court, through a point in said East line which is 33.00 feet north of the intersection of said East line of Beaubien Court, with the centerline of present east South Water Street, also, excepting therefrom that part of the aforesaid 20-foot public alley, lying west of the southern extension of the East line of the aforesaid 12-foot public alley, all in Cook County, Illinois.

Tract "E":

Reciprocal Plaza Easement for the benefit of "Tract A" and "Tract B", as set forth in agreement between Metropolitan Life Insurance Company, a corporation of New York, American National Bank and Trust company of Chicago, A National Banking Association, as trustee under Trust No. 25421, and American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 29979, dated March 4, 1971 and recorded March 22, 1971 as Document 21427900, for pedestrian ingress and egress, in Cook County, Illinois.

Tract "F":

Perpetual Easement for the benefit of "Tract A" and "Tract B" to forever maintain 5 caissons, as set forth in Easement Agreement between American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 29979; Metropolitan Life Insurance Company, A Corporation of New York, and American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 25421 dated August 31, 1972 and recorded September 13, 1972 as Document 22049164, in Cook County, Illinois.

Tract "G":

Perpetual Easement for the benefit of "Tract A" and "Tract B" as, set forth in Easement Agreement between American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 29979; Metropolitan Life Insurance Company, a Corporation of New York and American National Bank and Trust Company of Chicago, A

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National Banking Association, as trustee under Trust No. 25421, dated August 31, 1972 and recorded September 13, 1972 as document 22049165, for the purpose of maintaining, repairing, reconstructing and using the office building known as "One Illinois Center" located at 111 East Wacker Drive, and constructing, installing, maintaining, repairing and using at any time or times any appurtenances to or improvements in such part of said office building, in Cook County, Illinois.

Tract "H":

Easement for the benefit of "Tract A" and "Tract B", as set forth in Ventilation Agreement between Metropolitan Two Illinois Center, a partnership of Illinois; Metropolitan Life Insurance Company, a corporation of New York and American National Bank and Trust Company of Chicago, A National Banking Association, as trustee under Trust No. 25421 dated December 18, 1973 and recorded December 27, 1973 as document 22580829 to ventilate the parking levels of the office building known as "One Illinois Center" into the adjoining ventilation system of the office buildings known as "Two Illinois Center", in Cook County, Illinois.

Tract "I":

Reciprocal parking easement for the benefit of "Tract A" and "Tract B", as set forth in agreement by and between Lincoln-Carlyle Illinois Center, LLC. and Parkway 233 North Michigan, L.L.C. dated July 20, 2001 and recorded March 27, 2001 as Document 0020344849, granting a nonexclusive right to permit tenants and invitees to use the parking garage for parking of automobiles and use of passenger elevators serving the parking garage.