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Doc# 2325157036 Fee \$57.00

State of Illinois)
County of Cook_____)

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/08/2023 04:00 PM PG: 1 OF 4

RELEASE OF MECHANICS LIEN CLAIM

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Zollie Carradine, being the President of Ashlaur Construction Company, Inc. does hereby acknowledge satisfaction or release of the claim for lien against Powers & Sons Construction Company and Oakwood Shores 3-1 Owner LLC c/o The Community Builders, Inc., for \$463,840.50 Four Hundred Sixty-Three Thousand Eight Hundred Forty & 50/100 dollars, on the following described property, to wit:

Legal Description:

Oakwood Shores 3-1 Project 552-564 E. 38th St. and 616-630 E. Pershing Rd., Chicago, IL 60653
(See Attached Legal Description)

Permanent Index Number:

17-34-422-012-0000 Through 17-34-422-019-0000; and 17-34-427-024-0000 Through 17-34-427-030-0000

Property Address:

552-564 E. 38th St. and 616-630 E. Pershing Rd., Chicago, IL 60653

Which claim for lien was filed in the office of the recorder of deeds or registrar of titles of Cook County, Illinois, as mechanics' lien recorded August 9, 2023 as document number 2322122031.

IN WITNESS WHEREOF, the undersigned has executed this Release of Mechanics Lien Claim this 8th day of September, 2023.

Ashlaur Construction Company, Inc.

By: [Signature]
Its: PRESIDENT

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

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State of Illinois)

) ss.

County of Cook)

I, Katrice Lewis, a notary public in and for the County of Cook, State of Illinois, do hereby certify that Zollie Carradine, duly authorized agent and PRESIDENT OF Ashlaur Construction Company, Inc. personally, known to me to be the same person whose name is subscribed to the foregoing Release of Mechanics Lien Claim, appeared before me this day in person and acknowledged that [he] signed, sealed, and delivered the Release of Mechanics Lien Claim as [his] free and voluntary act and as the free and voluntary act of Ashlaur Construction Company, Inc., for the uses and purposes therein set forth.

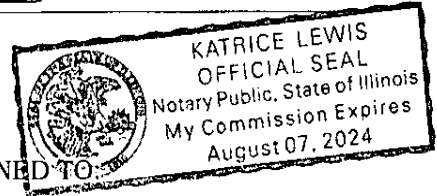
GIVEN under my hand and notarial seal this 8th day of September, 2023 .

Katrice L.

Notary Public

THIS INSTRUMENT WAS PREPARED BY: Roosevelt McGee

AFTER RECORDING, THIS INSTRUMENT SHOULD BE RETURNED TO:
Zollie Carradine 1595 Valencia Court, Calumet City, IL 60409



Property of Cook County Clerk's Office

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EXHIBIT A LEASEHOLD LEGAL DESCRIPTION OAKWOOD SHORES 3-1

***PARCEL 1:

PARCEL 1A:

THE LEASEHOLD ESTATE EVIDENCED BY THAT CERTAIN GROUND LEASE DATED SEPTEMBER 29, 2022 WITH A 65 YEAR TERM BEGINNING SEPTEMBER 29, 2022 AND TERMINATING SEPTEMBER 28, 2087 ENTERED INTO BY THE CHICAGO HOUSING AUTHORITY AS LESSOR AND TCB DEVELOPMENT SERVICES LLC AS LESSEE, AND ASSIGNED AND ASSUMED AND AMENDED BY ASSIGNMENT, ASSUMPTION AND AMENDMENT OF GROUND LEASE, BETWEEN TCB DEVELOPMENT SERVICES LLC AND OAKWOOD SHORES 3-1 OWNER LLC AND JOINED IN BY THE CHICAGO HOUSING AUTHORITY WITH RESPECT TO THE DEMISED LAND, DESCRIBED AS FOLLOWS:

LOTS 72, 73, 74, 75, 76, 77, 78 AND 79 IN OAKWOOD SHORES PHASE 2, BEING A RESUBDIVISION OF VARIOUS LOTS AND PARTS OF LOTS IN VARIOUS SUBDIVISIONS AND RESUBDIVISIONS TOGETHER WITH VACATED ROADS AND VACATED ALLEYS IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT NUMBER 0734522111, IN COOK COUNTY, ILLINOIS.

PARCEL 1B:

OWNERSHIP, SUBJECT TO ARTICLES 5, 10 AND 14 OF THE AFORESAID GROUND LEASE AGREEMENT, OF THE IMPROVEMENTS NOW LOCATED ON, OR HEREAFTER ERECTED ON, PARCEL 1A.

PARCEL 2:

PARCEL 2A:

THE LEASEHOLD ESTATE EVIDENCED BY THAT CERTAIN GROUND LEASE DATED SEPTEMBER 29, 2022 WITH A 65 YEAR TERM BEGINNING SEPTEMBER 29, 2022 AND TERMINATING SEPTEMBER 28, 2087 ENTERED INTO BY THE CHICAGO HOUSING AUTHORITY AS LESSOR AND TCB DEVELOPMENT SERVICES LLC AS LESSEE, AND ASSIGNED AND ASSUMED AND AMENDED BY ASSIGNMENT, ASSUMPTION AND AMENDMENT OF GROUND LEASE, BETWEEN TCB DEVELOPMENT SERVICES LLC AND OAKWOOD SHORES 3-1 OWNER LLC AND JOINED IN BY THE CHICAGO HOUSING AUTHORITY WITH RESPECT TO THE DEMISED LAND, DESCRIBED AS FOLLOWS:

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LOTS 35, 36, 37, 38, 39, 40 AND 41 IN OAKWOOD SHORES PHASE 2, BEING A RESUBDIVISION OF VARIOUS LOTS AND PARTS OF LOTS IN VARIOUS SUBDIVISIONS AND RESUBDIVISIONS TOGETHER WITH VACATED ROADS AND VACATED ALLEYS IN PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 2007 AS DOCUMENT NUMBER 0734522111, IN COOK COUNTY, ILLINOIS.

PARCEL 2B:

OWNERSHIP, SUBJECT TO ARTICLES 5, 10 AND 14 OF THE AFORESAID GROUND LEASE AGREEMENT, OF THE IMPROVEMENTS NOW LOCATED ON, OR HEREAFTER ERECTED ON, PARCEL 2A.***

PERMANENT REAL ESTATE INDEX NUMBERS: 17-34-422-012-0000 THROUGH 17-34-422-019-0000; AND 17-34-427-024-0000 THROUGH 17-34-427-030-0000

COMMON ADDRESS: 616-630 EAST PERSHING ROAD AND 552-564 EAST 38TH STREET, CHICAGO, ILLINOIS 60653