

UNOFFICIAL COPY

After recording, this instrument should be returned to:

Samuel Levine
Downey & Lenkov LLC
30 N. LaSalle St. Suite 3600
Chicago, IL 60602



Doc# 2327822037 Fee \$45.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/05/2023 02:07 PM PG: 1 OF 3

State of Illinois)

County of Cook)

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 is hereby acknowledged, the undersigned, being the agent of **F.E. MORAN, INC.** ("Claimant") does hereby acknowledge satisfaction or release of the claim for lien against Archer Courts, LLC a Delaware Limited Liability Company, Prudential Huntoon Paige Associates LLC, a Delaware Limited Liability Company, Structures Construction, LLC and any other person owning an interest in the Property for Thirty-One Thousand Eight Hundred Thirty and 55/100 Dollars (\$31,830.55), against the property:

PIN: See **Exhibit A** attached hereto and incorporated herein

Commonly known as: 2220 and 2242 S. Princeton Avenue, Chicago, Illinois

and more specifically described by the legal description shown on **Exhibit A** attached hereto and incorporated herein, which claim was recorded in the office of the Cook County Recorder of Deeds as Document No. 2321915046

IN WITNESS WHEREOF, the undersigned has executed this Release of Mechanics Lien Claim this 17th day of August, 2023.

F.E. MORAN, INC.

By: _____

Its: President

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

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1:

The leasehold estate created by the instrument hereinafter referred to as the Land Lease, executed by the Chicago Housing Authority, an Illinois municipal corporation, as Landlord and Community Housing Partners V L.P., an Illinois limited partnership, as Tenant, dated June 1, 1999, as amended and assigned to date described (except the buildings and improvements thereon) to wit:

A tract of land located in the West half of the Northeast quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of South Princeton Avenue, being its intersection with the South line of West Cermak Road, as widened; thence South 00 degrees 16 minutes 19 seconds West along said West line of South Princeton Avenue, 432.65 feet to a point 156 feet North of the intersection of the West line of South Princeton Avenue and the North line of West 23rd Street; thence North 89 degrees 45 minutes 00 seconds West, 97.20 feet; thence South 58 degrees 10 minutes 39 seconds West, 296.82 feet to a point on the North line of said West 23rd Street, 348.66 feet West of the intersection of the West line of South Princeton and the North line of West 23rd Street; thence South 89 degrees 59 minutes 09 seconds West, along said North line, 37.67 feet; thence North 00 degrees 01 minute 43 seconds West, 97.98 feet; thence North 58 degrees 04 minutes 19 seconds East, 81.33 feet; thence North 00 degrees 01 minute 17 seconds East, 269.69 feet to the South line of South Archer Avenue; thence North 58 degrees 07 minutes 27 seconds East, along said South line, 337.73 feet to the South line of West Cermak Road, as widened; thence South 89 degrees 57 minutes 00 seconds East, along said South line, 33.25 feet to the point of beginning, except the buildings and improvements located thereon, in Cook County, Illinois.

Parcel 2:

All buildings and improvements located on the following described property:

A tract of land located in the West half of the Northeast quarter of Section 28, Township 39 North, Range 14 East of the Third Principal Meridian, described as follows:

Commencing at a point on the West line of South Princeton Avenue, being its intersection with the South line of West Cermak Road, as widened; thence South 00 degrees 16 minutes 19 seconds West along said West line of South Princeton Avenue, 432.65 feet to a point 156 feet North of the intersection of the West line of South Princeton Avenue and the North line of West 23rd Street; thence North 89 degrees 45 minutes 00 seconds West, 97.20 feet; thence South 58 degrees 10 minutes 39 seconds West, 296.82 feet to a point on the North line of said West 23rd Street, 348.66 feet West of the intersection of the West line of South Princeton and the North line of West 23rd Street; thence South 89 degrees 59 minutes 09 seconds West, along said North line, 37.67 feet; thence North 00 degrees 01 minute 43 seconds West, 97.98 feet; thence North 58 degrees 04 minutes 19 seconds East, 81.33 feet; thence North 00 degrees 01 minute 17 seconds East, 269.69 feet to the South line of South Archer Avenue; thence North 58 degrees 07 minutes 27 seconds East, along said South line, 337.73 feet to the South line of West Cermak Road, as widened; thence South 89 degrees 57 minutes 00 seconds East, along said South line, 33.25 feet to the point of beginning.

Parcel 3:

Together with the benefits of that perpetual non-exclusive utility easement more fully described in that certain Grant of Easement made by Chicago Housing Authority to Community Housing Partners V L.P. dated June 1, 1999 and recorded June 9, 1999 in Document No. 99555209, Cook County Recorder of Deeds.

PINs: 17-28-201-013-0000; 17-28-201-014-0000; 17-28-201-015-0000; 17-28-208-022-0000;
17-28-210-033-0000; 17-28-210-034-0000.

Property Addresses: 2220 and 2242 S. Princeton Avenue, Chicago, Illinois