

UNOFFICIAL COPY

Doc#: 2334506046 Fee: \$64.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/11/2023 09:39 AM Pg: 1 of 2

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

**SATISFACTION OR RELEASE
OF MECHANIC'S
LIEN CLAIM**

(Recorder's Use Only)

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, Modern Development, Inc., does hereby acknowledge satisfaction or release of the claim for lien against Walsh Construction Group, LLC, for \$335,997.00, on the following described property, to wit:

THAT PART OF LOTS 1, 4, 5, 8, 9, 12, 13 AND 16 IN SUB BLOCK 13, IN CARPENTER'S ADDITION TO CHICAGO, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT 127.04 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 06 SECONDS WEST 120.53 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES 10 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT 127.02 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 38 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT 120.50 FEET TO THE POINT OF BEGINNING, ALL IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 318 N. Carpenter, Chicago, Illinois 60607

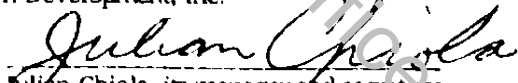
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which claim for lien was recorded in the office of the Recorder of Deeds of Cook County, Illinois as mechanics' lien Document No. 2328529167

IN WITNESS WHEREOF, the undersigned has signed this instrument this 24th day of November, 2023.

Modern Development, Inc.

By:


Julian Chiola, its manager and secretary

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

This instrument was prepared by:
Julia Jensen Smolka
Robbins D'Monte, Ltd.
216 W. Higgins Road
Park Ridge, IL 60068
847-698-9600

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Melissa Rodriguez, a notary public in and for the County of Cook, State of Illinois, do hereby certify that Julian Chiola, agent for Modern Development, Inc., personally known to me to be the same person whose name is subscribed to the foregoing Satisfaction or Release of Mechanics Lien Claim, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the Satisfaction or Release of Mechanics Lien Claim as his free and voluntary act and as the free and voluntary act of Modern Development, Inc., for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24 day of November 2023

Melissa Rodriguez
Notary Public

My commission expires 09/27, 27.



This instrument was prepared by:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, IL 60068
847-698-9600

Property of Cook County Clerk's Office