

# UNOFFICIAL COPY



\*2412109008\*

THIS INSTRUMENT WAS  
PREPARED BY AND  
SHOULD BE RETURNED TO:

John S. Mrowiec  
Michael W. Kelly  
Conway & Mrowiec  
Attorneys LLLP  
20 South Clark Street  
Suite 1830  
Chicago, Illinois 60603  
(312) 658-1100

Doc# 2412109008 Fee \$45.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/30/2024 11:07 AM

PAGE: 1 OF 3

## PARTIAL SATISFACTION AND PARTIAL RELEASE OF SUBCONTRACTOR GRAND-KAHN ELECTRIC, LLC'S NOTICE & CLAIM FOR MECHANICS LIEN TO REFLECT PARTIAL PAYMENT OF \$562,201.32

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

Pursuant to and in compliance with the Illinois statute relating to mechanics liens, and for good and valuable consideration in the amount of \$562,201.32, receipt whereof is hereby acknowledged, the undersigned, Grand-Kahn Electric, LLC, assumed name of EGHS, LLC, an Illinois limited liability company ("Grand-Kahn"), does hereby acknowledge partial satisfaction and partial release of Grand-Kahn's Subcontractor's Notice & Claim for Mechanics Lien in the original principal amount of Seven Hundred Forty-Three Thousand Nine Hundred Ninety-Nine Dollars (\$743,999) ("Original Principal Amount Owning") recorded with the Cook County Clerk on December 15, 2023 as Document No. 2334934036 against the interests of 1050 Van Buren LLC ("Former Owner"), 1044 VB Propco, LLC, a Delaware limited liability company ("Current Owner"), and against the interest of any person claiming an interest in the Real Estate (as hereinafter described), by, through or under Former Owner or Current Owner including, without limitation, Tandem Construction Inc., an Illinois limited liability company ("Prime Contractor"), Orix Real Estate Capital, LLC, a Delaware limited liability company ("Lender"), to reflect partial payment to Grand-Kahn of \$562,201.32 leaving a mechanics lien claim in the **unsatisfied principal amount of One Hundred Eighty-One Thousand Seven Hundred Ninety-Seven and 68/100 Dollars (\$181,797.68)** plus accrued and accruing interest on the following described property:

### PARCEL 1

LOT 15 IN EGAN'S SUBDIVISION OF BLOCK 25 OF CANAL TRUSTEE'S  
SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST  
¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN Numbers: 17-17-224-030 17-17-224-017

Addresses: 1044 through 1052 West Van Buren Street, Chicago, Illinois 60617

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PARCEL 2

LOT 16 IN EGAN'S SUBDIVISION OF BLOCK 25 OF CANAL TRUSTEE'S SUBDIVISION OF THE WEST ½ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Estate PIN Numbers are 17-17-224-030 and 17-17-224-017.

Address: 1044 through 1052 West Van Buren Street, Chicago, Illinois 60617.

IN WITNESS WHEREOF, the undersigned has signed this instrument this 25<sup>th</sup> day of April, 2024.

GRAND-KAHN ELECTRIC, LLC

By: 

Michael J. Donnellan  
Executive Vice President

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AND AFTER RECORDING SHOULD BE RETURNED TO:

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Michael W. Kelly  
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20 South Clark Street  
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Chicago, Illinois 60603  
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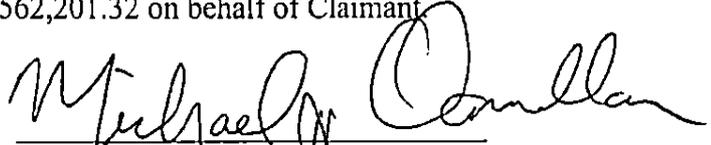
PIN Numbers: 17-17-224-030 17-17-224-017

Addresses: 1044 through 1052 West Van Buren Street, Chicago, Illinois 60617

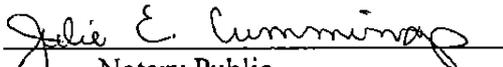
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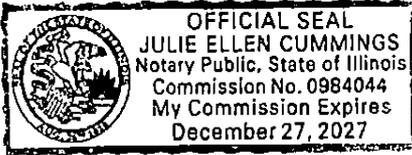
STATE OF ILLINOIS        )  
                                          ) ss.  
COUNTY OF C O O K        )

I, Michael J. Donnellan, being first duly sworn on oath, depose and state that I am Executive Vice President of Claimant, and am authorized as agent to execute this Partial Satisfaction and Partial Release of Subcontractor Grand-Kahn Electric, LLC's Notice & Claim for Mechanics Lien to Reflect Partial Payment of \$562,201.32 on behalf of Claimant.

  
\_\_\_\_\_  
Michael J. Donnellan

SUBSCRIBED AND SWORN TO  
before me this 25<sup>th</sup> day of April, 2024.

  
\_\_\_\_\_  
Notary Public



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