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Doc# 2415702179 Fee \$88.00

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

COOK COUNTY CLERK'S OFFICE

DATE: 6/5/2024 12:27 PM

PAGE: 1 OF 3

**File: BT 2210024-00429**

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**This page has been  
added to allow space for**

**Recording Data**

**Release of Lien**

(Name of Document)

**Return To: Burnet Title  
Post-Closing Department  
One Parkview Plaza, Suite 750  
Oakbrook Terrace, IL 60181**

**UNOFFICIAL COPY****RELEASE OF LIEN**

Above Space for Recorder's use only

BT 221024-01429 202

**KNOW ALL MEN BY THESE PRESENTS**, That John Kutasi, as an individual, as a realtor and as Sole Managing Member of K3 Properties, LLC, of the County of Cook and State of Illinois **DOES HEREBY CERTIFY** that a certain Lien dated July 26, 2023, against Katya Boteva, current owner, and Kiril Penev, and recorded as Document No. 2320746031 in the office of the Recorder of Deeds in Cook County, in the State of Illinois will be released subject to payment the total payoff of \$9,000.000.

Payments to be made with in accordance with the below:

K3 Properties, LLC in the amount of \$3,000.00  
Ponticelli and Vito in the amount of \$3,000.00

Upon payment, Lien holder releases all Sellers of all claims and the contract shall be terminated tied to the below address.

**Legal Description of Premises:**

UNIT 2200-205C IN THE GALLERY OF PARK RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN OAKTON SCHOOL RESUBDIVISION OF VARIOUS LOTS, PARCELS AND VACATED ALLEYS IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT 3282248 AND AS AMENDED BY DOCUMENT NUMBER 93552560 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO ASSIGNS TO THE GRANTEE THE USE OF PARKING SPACE NUMBER 12, WHICH GRANTEE HEREBY ACCEPTS SUBJECT TO THE TERMS AND CONDITION AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number(s): 09-27-200-053-1014

Address(es) of premises: 2200 Bouterse Street, Unit 205, Park Ridge, Illinois 60068

Witness my hand and my seal this 20<sup>th</sup> day of May, 2024.



John Kutasi, Realtor & Sole Managing Member of K3 Properties, LLC

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State of Illinois

County of Cook

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that, John Kutasi, Realtor and Sole managing member of K3 Properties, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal this 20<sup>th</sup> day of May, 2024.

Melissa Vrana  
Commission expires: 12/22/2025

This instrument was prepared by:  
Frank J. Ponticelli, Esq.  
Ponticelli & Vito  
1480 Renaissance Dr., Suite 209  
Park Ridge, IL 60068



Mail to:

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Notary Public of Cook County Clerk's Office