

SATISFACTION OR RELEASE
OF MECHANICS LIEN

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

Pursuant to and in compliance with the Illinois Statute relating to mechanics' liens, and for valuable consideration, receipt whereof is hereby acknowledged, the undersigned, A. DeNOVI SERVICE, INC. does hereby acknowledge satisfaction or release of the claim for lien against

STANDARD BANK AND TRUST COMPANY
u/t/a #13518 dated 10/01/92

for One Thousand Four Hundred Twenty and 87/100ths (\$1,420.87) Dollars, on the following described property, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

which claim for lien was filed in the office of the recorder of deeds or the registrar of titles of Cook County, Illinois, as mechanics' lien document No. 04062651.

Permanent Real Estate Index Number(s): 20-09-420-038 and 20-09-420-039

Address(es) of property: 5459 S. Wendworth/164 West Garfield, Chicago, Illinois

IN WITNESS WHEREOF, the undersigned has signed this instrument this 11th day of January, 1996.

A. DeNOVI SERVICE, INC., an Illinois corporation
(NAME OF SOLE OWNERSHIP, FIRM OR CORPORATION)

By: 
Steven A. DeNovi, President

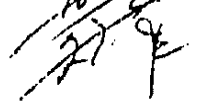
By: _____

ATTEST:


Sandra A. DeNovi, Secretary

**FOR THE PROTECTION OF THE OWNER, THIS
RELEASE SHOULD BE FILED WITH THE RE-
CORDER OF DEEDS OR THE REGISTRAR OF
TITLES IN WHOSE OFFICE THE CLAIM FOR
LIEN WAS FILED.**

This instrument was prepared by: Law Office of Daniel S. Mathless
53 West Jackson Boulevard, Suite 1150
Chicago, Illinois 60604-3701
(312) 431-1236

Handwritten notes:
15.50
12.00
27.50


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STATE OF ILLINOIS)
COUNTY OF _____) SS.

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I, _____, a notary public in and for the county in the state aforesaid, do hereby certify that _____, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 1995.

Notary Public



HECKERS DRIVE-IN RESTAURANTS, INC
P.O. BOX 1079
CLEARWATER, FLORIDA 34617-1079

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

I, DENISE A. PRUCHA, a notary public in and for the county in the state aforesaid, do hereby certify that STEVEN M. DeNOVI, president of A. DeNOVI SERVICE, INC., an Illinois corporation, and SANDRA A. DeNOVI, secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such president and secretary, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said secretary then and there acknowledged that she, as custodian of the corporate seal of said Corporation, did affix the corporate seal of said Corporation to said instrument as said secretary, as her free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of January, 1996.

Denise A. Prucha

Notary Public

OFFICIAL SEAL
DENISE A. PRUCHA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12-10-97

UNOFFICIAL COPY

04062651

IBM
R.I.

PARAGRAPH 1: (LEGAL DESCRIPTION OF OUTLOT 1, EXCEPT THE WEST 20 FEET THEREOF)

THAT PART OF BLOCKS 3, 4, 5, 6, 7, AND 8 IN PETER SHIMP'S SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE P.L.M.M. TOGETHER WITH THE VACATED ALLEYS AND VACATED STREETS AND STREETS TO BE VACATED (EXCEPTING THE WEST 7 FEET OF SAID BLOCKS 3, 4, AND 7 TAKEN FOR WIDENING SOUTH WENTWORTH AVENUE) IN COOK COUNTY, ILLINOIS, TAKEN AS A TRACT DESCRIBED AS FOLLOWS:

(NOTE THE WEST LINE OF SAID TRACT IS DUE NORTH-SOUTH FOR THE FOLLOWING COURSES)

BEGINNING AT THE SOUTH WEST CORNER OF SAID TRACT; THENCE DUE NORTH ON THE WEST LINE OF SAID TRACT 203 FEET; THENCE NORTH 89 DEGREES 45 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 160 FEET; THENCE SOUTH 60 DEGREES 54 MINUTES EAST 45.39 FEET; THENCE SOUTH 10 DEGREES 27 MINUTES 30 SECONDS EAST, 22.0 FEET TO A POINT IN A LINE THAT IS 200 FEET EAST OF SAID WEST LINE; THENCE DUE SOUTH ON SAID LINE, 7 FEET TO A POINT IN A LINE THAT IS 153 FEET NORTH OF THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 45 MINUTES WEST ON SAID LINE 6.0 FEET TO A POINT IN A LINE THAT IS 199 FEET EAST OF SAID WEST LINE; THENCE DUE SOUTH ON SAID LINE, 153 FEET TO THE SAID SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 45 MINUTES WEST ON SAID LINE, 153 FEET TO THE PLACE OF BEGINNING; EXCEPT THE WEST 20 FEET THEREOF.

PARAGRAPH 2: (LEGAL DESCRIPTION OF THE WEST 20 FEET OF OUTLOT 1)

AN UNDIVIDED ONE-HALF (1/2) INTEREST AS A TENANT IN COMMON WITH THE GRANTOR IN THAT PART OF BLOCKS 3, 4, 5, 6, 7 AND 8 IN PETER SHIMP'S SUBDIVISION OF THAT PART OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE P.L.M.M. TOGETHER WITH THE VACATED ALLEYS AND VACATED STREETS AND STREETS TO BE VACATED (EXCEPTING THE WEST 7 FEET OF SAID BLOCKS 3, 4, AND 7 TAKEN FOR WIDENING SOUTH WENTWORTH AVENUE) IN COOK COUNTY, ILLINOIS, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS:

(NOTE THE WEST LINE OF SAID TRACT IS DUE NORTH-SOUTH FOR THE FOLLOWING COURSES)

BEGINNING AT THE SOUTH WEST CORNER OF SAID TRACT; THENCE DUE NORTH ON THE WEST LINE OF SAID TRACT 203 FEET; THENCE NORTH 89 DEGREES 45 MINUTES EAST, PARALLEL WITH THE SOUTH LINE OF SAID TRACT 20 FEET; THENCE DUE SOUTH 203 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 45 MINUTES WEST ON SAID LINE 20 FEET TO THE PLACE OF BEGINNING.

THIS DEED IS SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; INSTALLMENTS NOT DUE AT THE DATE HEREOF OR ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS HERETOFORE COMPLETED, GENERAL TAXES FOR THE YEAR 1968 AND SUBSEQUENT YEARS; AND ENCROACHMENTS OF EXISTING FENCE AND SIDEWALKS.

THIS DEED IS ALSO SUBJECT TO THAT CERTAIN REDEVELOPMENT AGREEMENT DATED SEPTEMBER 29, 1967, WITH THE CITY OF CHICAGO, AND TO A PERPETUAL COVENANT RESTRICTING USE OF THE PROPERTY TO USES WHICH ARE NOT PROHIBITED UNDER ANY LEASE, COVENANT OR OTHER AGREEMENT WITH REGARD TO ANY PART OF THE SHOPPING CENTER LOCATED ON BLOCKS 3, 4, 5, 6, 7 AND 8 IN PETER SHIMP'S SUBDIVISION, AS AFORESAID, AND SPECIFICALLY INCLUDING THOSE RESTRICTIONS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS DATED DECEMBER 11, 1966; AND RECORDED ON SEPTEMBER 21, 1968 AS INSTRUMENT NO. 66433368 AND THE ADDITIONAL FOLLOWING USES: CURRENCY EXCHANGE; OILY CLEANERS; BANKS; COOKED CARRY OUT PIZZA; VARIETY STORE; DEPARTMENT STORE; GENERAL MERCHANDISE RETAILERS; SELLER OF POPCORN, FRIED CHICKEN OR FISH; MEDICAL CLINIC; SHOE STORE; OR AUTO PARTS STORE; PROVIDED HOWEVER THAT SALE OF FRIED CHICKEN INCIDENTAL TO, BUT NOT AS A PRIMARY PART OF A HAMBURGER RESTAURANT BUSINESS SHALL BE PERMITTED.

A PERPETUAL COVENANT RUNNING WITH THE LAND, BY ACCEPTANCE OF THE DELIVERY OF THIS DEED, GRANTOR AGREES TO THE FOREGOING PERPETUAL COVENANT RESTRICTING USE OF THE LAND AND THAT TO THE EXTENT FEASIBLE, IT AND ITS SUCCESSORS AND ASSIGNS WILL USE CONTINUING BEST EFFORTS TO MAXIMIZE THE EMPLOYMENT OF LOCAL COMMUNITY RESIDENTS AT ALL JOB LEVELS IN CONNECTION WITH THE OPERATION OF THE PROPERTY CONVEYED BY THIS DEED.

CORRESPONDENCE ADDRESS: 5457 5504-S, WENTWORTH, CHICAGO, ILLINOIS

PART OF PERMANENT INDEX NOS. 20-09-420-038 and 20-09-420-039

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TAX NO'S

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