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Cook County Recorder 16.50



IN THE CIRCUIT COURT OF COOK COUNTY,
COUNTY DEPARTMENT, CHANCERY DIVISION,
MECHANICS LIEN SECTION

Case No. 97 CH 7040

CHRISTMANN CONSTRUCTION CO., INC., an
Illinois Corporation,

Plaintiff,

v.

F.J. DEVELOPMENT CORP., an Illinois
corporation, LaSALLE NATIONAL TRUST, N.A.
successor trustee to CENTRAL NATIONAL BANK
OF CHICAGO, as trustee under trust agreement
dated February 10, 1972 and known as Trust No.
10-18779-08, CRESTWOOD HEIGHTS
NURSING CENTER, an Illinois limited
partnership, AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO, ACTION
GLASS CO., INC., and UNKNOWN OWNERS

Defendants

**COOK COUNTY
RECORDER**

**EUGENE "GENE" MOORE
SKOKIE OFFICE**

FINAL WAIVER AND RELEASE OF LIEN

WHEREAS, the undersigned, Christmann Construction Co., Inc., an Illinois corporation ("Christmann") contracted with F.J. Development Corp., an Illinois corporation ("F.J. Development") to furnish material and labor for masonry construction work at the premises commonly known as the Crestwood Nursing Center, 14255 South Cicero Avenue, Crestwood, Illinois 60445 (the "Subject Premises").

WHEREAS, the Subject Premises are legally described as follows:

Lots 23 and 24 in Block 3 in Arthur T. McIntosh and Company's Breman

Farms, being a subdivision in part of the West ½ of the Southwest 1/4 of Section 3, Township 36 North, Range 13, East of the Third Principal Meridian according to the plat thereof, recorded December 5, 1924, as Document No. 8695046 in Cook County, Illinois.

Pins: 28-03-303-011 and 28-03-303-012

WHEREAS, on June 6, 1997, Christmann filed the above-captioned cause in the Circuit Court of Cook County, County Department, Chancery Division, Mechanic's Lien Section as Case No. 97 CH 7040 claiming a mechanic's lien on the Subject Premises in the total amount of \$15,361.40 plus interest and costs (the "Claim for Lien").

WHEREAS, on June 6, 1997 Christmann caused to be recorded with the Office of the Cook County Recorder of Deeds a Lis Pendens Notice certifying the filing and pendency of the above-captioned cause; said Lis Pendens Notice has been recorded as Document No. LM-97-403279.

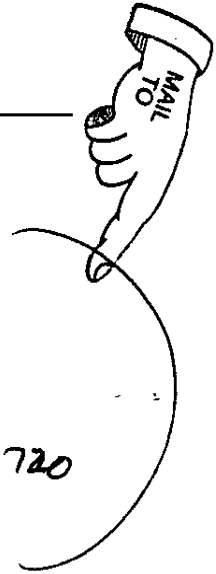
WHEREAS, the Claim for Lien has been compromised and settled.

WHEREFORE, Christmann, for and in consideration of Fourteen-Thousand-Nine-Hundred and No/100 (\$14,900.00) Dollars, the receipt of which is hereby acknowledged, does hereby waive and release any and all lien or claim or right of lien under the Statutes of Illinois relating to Mechanics Liens (the "Claim for Lien"), on the Subject Premises and improvements thereon and on the monies or other consideration due or to become due from the owner on account of labor, material, fixtures, apparatus or machinery heretofore furnished or which may be furnished for the Subject Premises.

Dated this 8th day of December, 1997.

CHRISTMANN CONSTRUCTION CO., INC.

By Arthur A. Christmann
Arthur A. Christmann, President



John Friedberg
9002 KEDWALE
SKOKIE ILLINOIS
60076-1720

ATTEST:

Iva Christmann, secy
Iva Christmann, Secretary

STATE OF ILLINOIS)
COUNTY OF WILL) SS.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Arthur A. Christmann personally known to me to be the President of Christmann Construction Co., Inc., an Illinois corporation, and Iva Christmann personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 18th day of December, 1997.



Forest J. Miles
Notary Public

Commission expires: July 21, 1999.

THIS INSTRUMENT PREPARED BY:

Forest J. Miles
McCarthy, Duffy, Neidhart & Snakard
180 North LaSalle Street, Suite 1400
Chicago, Illinois 60601
(312) 726-0355

3308 - Release Satisfaction of Judgment
4957 - Motion to Vacate Judgment
8011 - Dismissed (Trial) (See 5/31/5) CIG-1A

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Exhibit

IN THE CIRCUIT COURT OF
COOK COUNTY, ILLINOIS

CHRISTMANN CONSTRUCTION CO.,
INC., an Illinois Corporation,
Plaintiff,

v.) No. 97 CH 7040

F.J. DEVELOPMENT CORP., an Illinois
corporation, LASALLE NATIONAL TRUST,
N.A., successor trustee to CENTRAL
NATIONAL BANK OF CHICAGO, as trustee
under trust agreement dated February 10, 1972
and known as Trust No. 10-18779-08,
CRESTWOOD HEIGHTS NURSING
CENTER, an Illinois limited partnership,
AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, ACTION CLASS
CO., INC., and unknown owners,
Defendants.

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RELEASE OF JUDGMENT

FOREST MILES, the LEGAL REPRESENTATIVE, of the Plaintiff, having received full accord satisfaction and payment, release the Judgment entered against the Defendant, F.J. DEVELOPMENT CORP., an Illinois Corporation on November 24, 1997 for \$15,361.40.

Dated December 8, 1997

NOTICE

If a Memorandum of Judgment has been recorded in this case, a certified copy of this release shall be filed by the person receiving the release in the office of the Recorder of Deeds in which judgment has been recorded.

Forest J. Miles
Forest Miles, Attorney of Record

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| ENTERED |
| CLERK OF THE CIRCUIT COURT AURELIA PUCINSKI |
| |
| JUDGE CYRIL WATSON |
| DEPUTY CLERK <i>AK</i> |

ORDER

This matter coming on to be heard on the Court's own motion; the Court having signed Release or Satisfaction in full of a judgment previously entered by the Court in the above entitled matter; the Court having jurisdiction in the above entitled matter:

IT IS HEREBY ORDERED that in accordance with 735 ILCS 5/12-183 that the judgment heretofore entered by the Court in the above entitled matter is hereby vacated and held for naught.

IT IS FURTHER ORDERED that the above entitled matter be and the same is hereby dismissed.

Date 12/19/97

ENTER *Cyril Watson*
JUDGE NO.

Name: McCarthy, Duffy, Neidhard & Snakard
Attorney No.: 90533
Attorney for: Plaintiff
Address: 180 N. LaSalle Street, Suite 1400
City: Chicago, Illinois 60601
Phone: (312) 726-0355

For the protection of the owner, this release shall also be filed with the Recorder of Deeds or the Registrar of Titles in whose office the lien was filed.

AURELIA PUCINSKI, CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS

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Exhibit

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT, CHANCERY DIVISION
MECHANICS LIEN SECTION

DEC 19 1997
CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, CHANCERY DIV.

CHRISTMANN CONSTRUCTION CO., INC., an Illinois Corporation,

Plaintiff,

v.

No. 97 CH 7040

F.J. DEVELOPMENT CORP., an Illinois corporation, LaSALLE NATIONAL TRUST, N.A. successor trustee to CENTRAL NATIONAL BANK OF CHICAGO, as trustee under trust agreement dated February 10, 1974 and known as Trust No. 10-18779-08, CRESTWOOD HEIGHTS NURSING CENTER, an Illinois limited partnership, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, ACTION GLASS CO., INC., and UNKNOWN OWNERS,

Defendants.

SATISFACTION AND RELEASE OF JUDGMENT

Christmann Construction Co., Inc., an Illinois Corporation the Judgment Creditor, having received full satisfaction and payment, hereby releases the Judgment entered against F.J. Development Corp, an Illinois corporation, on December 8, 1997 for \$15,361.40 and costs.

Dated: December 8, 1997

CHRISTMANN CONSTRUCTION CO., INC.

By Arthur A. Christmann
Arthur A. Christmann, President

Forest J. Miles
McCarthy, Duffy, Neidhart & Snakard
180 North LaSalle Street, Suite 1400
Chicago, Illinois 60601
(312) 726-0355
Firm No. 90533