



NOTICE OF COMMERCIAL REAL ESTATE BROKER LIEN

Transwestern Commercial Services Illinois L.L.C. ("**Broker**") whose real estate license number is 081000021 and whose business address is 150 North Wacker Drive, Chicago, Illinois 60606, hereby claims a Commercial Real Estate Broker Lien as to the real estate described below and states as follows:

1. The real estate as to which a Lien is claimed (the "**Real Estate**") is commonly known as 6 West Hubbard Street, Chicago, Illinois, and legally described as set forth on **Exhibit A**.

The Real Estate was on the date of the Commission Agreement described below and is now owned by Ventura Investment Corporation ("**Owner**") and is improved with a six story stone and glass building.

2. On June 15, 1999, Owner or Owner's agent entered into a written agreement (the "**Commission Agreement**") with Broker or his/her employees or independent contractors, for the lease of the Real Estate.

3. Broker has procured a person or entity ready, willing and able to lease the Real Estate or an interest therein on the terms set forth in the Commission Agreement or otherwise acceptable to Owner or Owner's agent, or Broker is otherwise entitled to a fee or commission under the Commission Agreement.

4. The amount of the commission or fee to which Broker is entitled is \$5,061.54.

5. Broker now claims a lien on the Real Estate and all improvements thereon in the amount of \$5,061.54.

Broker or Authorized Agent

ACCOMMODATION / DEC
JM

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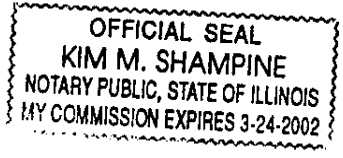
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Affiant, Mark Robbins, being first duly sworn, on oath deposes and says that affiant is an Executive Vice President to the Broker, that affiant has read the foregoing Notice of Commercial Real Estate Broker Lien and knows the contents thereof, and that all statements therein are true to the knowledge of affiant.

Subscribed and sworn to before me this 24th day of January, 2000.

Kim M. Shampine
Notary Public
SEAL



Prepared by and
upon recording return to: Wendy Freyer
Drane & Freyer Limited
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Chicago, Illinois 60606
Phone: (312) 827-7102
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EXHIBIT A

Legal description to 6 West Hubbard Street, Chicago, Illinois:

LOT 1 IN BLOCK 8 IN WOLCOTT'S ADDITION TO CHICAGO, IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN

ALSO

LOT 2 IN BLOCK 13 IN KINZIE'S ADDITION TO CHICAGO IN NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

Pin: 17-09-255-025
17-09-255-026

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