

COMMERCIAL REAL ESTATE BROKER LIEN

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

The claimant, JASON C GUSTAVESON, a Real Estate Broker,
License # 076381859 (hereinafter "claimant") of ZIFKIN REALTY, County of COOK,
State of ILLINOIS, hereby files a claim for lien against GEORGE LACON
(hereinafter referred to as "owner"), of 3701-03 W IRVING PARK County, Illinois, and states:
That on APRIL 25, 2003, CHICAGO, the owner owned the fol
County of COOK, State of Illinois, legally described as follows:



Permanent Real Estate Index Number(s): 13-23-109-008-0000

Address(es) of premises: 3701-03 W. IRVING PARK ROAD

Doc#: **0335303067**
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 12/19/2003 01:59 PM Pg: 1 of 2

- I. A. The claimant made a written contract with said owner or his agent for the purpose of selling, leasing, or otherwise conveying any interest in the commercial real estate and said agreement was signed by the owner or his agent.
- B. Claimant or his agents have provided licensed services that result in the procuring of a person or entity, ready willing and able to purchase, lease, or otherwise accept a conveyance of the Commercial Real Estate or any interest in the commercial real estate upon terms provided for in a written agreement signed by the owner or his agent.
- C. Claimant had a written agreement with a prospective buyer as to the purchase or other conveyance to the buyer of commercial real estate and has satisfied his obligations pursuant to a written agreement.

- II. A. The Claimant or his agents procured a person or entity ready, willing and able to purchase, lease or otherwise accept a conveyance of the property upon the terms set forth in the written agreement with the owner or otherwise acceptable to the owner or his agent.
- B. The Claimant being otherwise entitled to a fee or commission under a written agreement signed by the owner or his agent.

Please delete the paragraphs that do not apply in I and II above.

- III. The recording of the lien precedes the conveyance, except if the Claimant is claiming to an installment commission not yet due or based upon a written agreement with the buyer.

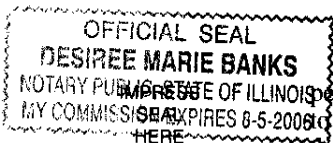
That said owner is entitled to credits on account thereof as follows: 1,754.03

leaving due, unpaid and owing to the Claimant after all credits, the balance of \$5,262.09 Dollars (\$5,262.09), plus interest, the Claimant claims as a lien on said land and improvements.

State of Illinois)
County of COOK) S.S.

The affiant, JASON C. GUSTAVESON being first duly sworn, on oath deposes and says that he is a licensed real estate broker, that he has read the foregoing claim for lien and knows the contents thereof and that all the statements therein contained are true and correct to the best of his knowledge and further states he has mailed a copy of this notice by certified mail to the owner.

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



I personally known to me to be the same person JASON C GUSTAVESON whose name GUSTAVESON subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of December 2003

Commission expires August 5, 2006 Desiree M. Banks

This instrument was prepared by Jason Gustaveson c/o ZIFKIN REALTY (NOTARY PUBLIC)
5600 W WASHINGTON, CHICAGO IL
60661 (NAME AND ADDRESS)

UNOFFICIAL COPY

1323104	0037101	B331690								
AREA	BLOCK	PARCEL	CODE	WARRANT	TEM	CLASS	STATUS	TYPE	DATE	TIME

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
 PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [REDACTED]
 351

AREA	SUB-AREA	BLOCK	PARCEL	TAX CODE	TO	FROM	TO	FROM	BLOCK
13	23	104	R	7101					
MASON'S SUB				23	40	13			
(EX R R) E/2 NW/4				(10)	10	5			
WALTER W WILCOX RESUB 1 TO				16					

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	TEM	CLASS	STATUS	TYPE	DATE	TIME
0	0	0	0	0	0	0	0	0	0	0	0
40	47	48	49	50	51	52	53	54	55	56	57
58	59	60	61	62	63	64	65	66	67	68	69
70	71	72	73	74	75	76	77	78	79	80	
1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9	9	9	9	9
46	47	48	49	50	51	52	53	54	55	56	57
58	59	60	61	62	63	64	65	66	67	68	69
70	71	72	73	74	75	76	77	78	79	80	



JASON C. GUSTAVESON
 560 W WASHINGTON
 Suite 4 West
 Chicago, IL, 60661

Property of Cook County Clerk's Office