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OF THE RECORDER OF DEEDS FOR
COOK COUNTY, ILLINOIS



Doc#: 0430645086
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 11/01/2004 10:09 AM Pg: 1 of 3

COMMERCIAL REAL ESTATE BROKER'S LIEN

The undersigned claimants, Simborg Industrial Real Estate, Inc., an Illinois corporation with an office located at 1149 West 175th Street, Homewood, Illinois, and Sheldon F. Simborg a licensed Illinois real estate broker, license number 075.0053345, (hereinafter collectively "Simborg"), hereby claim a lien pursuant to the Illinois Commercial Real Estate Broker Lien Act (770 ILCS 15/1 et seq.) as follows:

The lien is claimed against certain real estate (hereinafter the "Property") commonly known as 1400 West 171st Street, Harvey, Illinois, consisting of approximately two acres of land improved with a building containing approximately 10,000 square feet, and legally described in Exhibit "A" attached hereto. The PIN number of the Property is 29-29-100-007.

On or about August 29, 2001, and at all relevant times thereafter, Quality Transportation Systems, Inc. a/k/a Quality Transportation Services, Inc. (hereinafter collectively "Quality Transportation") owned fee simple title to the Property including all land and improvements thereon.

On or about August 30, 2001, Quality Transportation executed and delivered a written Agency Agreement granting Simborg the exclusive right to sell and/or lease the Property and the right to be paid fees or commissions upon the sale and/or lease of the Property. The Property was thereafter sold to One Stop Repair, LLC.

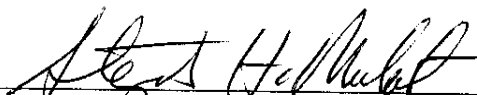
Pursuant to the Agency Agreement, a commission or fee of \$27,600.00 is due, owing, and unpaid to Simborg from Quality Transportation relating to the sale of the Property. Simborg therefore claims a lien upon the Property, and upon the interests of Quality Transportation and any other person claiming an interest in the Property by or through Quality Transportation, in the sum of \$27,600.00 plus attorneys' fees, costs, and prejudgment interest.

The information contained in this document is true and accurate to the knowledge of Simborg and the signator below.

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SIMBORG INDUSTRIAL REAL ESTATE, INC.
and SHELDON F. SIMBORG

By:



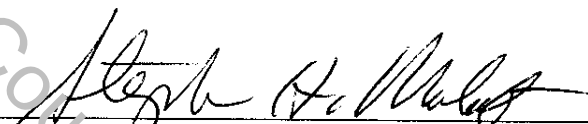
Stephen H. Malato, Attorney for Simborg Industrial
Real Estate, Inc.

VERIFICATION

STATE OF ILLINOIS

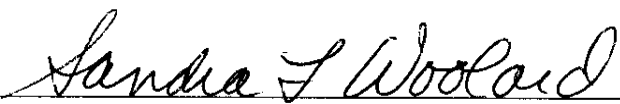
COUNTY OF COOK

The undersigned, Stephen H. Malato, being first duly sworn on oath, states that he is the attorney for Simborg Industrial Real Estate, Inc., that is authorized to execute the above document on behalf of Simborg Industrial Real Estate, Inc. and Sheldon F. Simborg, that he has read the above document and that to his knowledge the statements contained therein are true and correct.

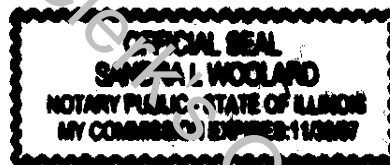


Stephen H. Malato, Attorney for Simborg Industrial
Real Estate, Inc.

SUBSCRIBED and SWORN to
before me this 29 day of October, 2004.



Notary Public



This document has been
prepared by and after
recording should be returned to:

Stephen H. Malato
Hinshaw & Culbertson LLP
222 N. LaSalle Street
Suite 300
Chicago, Illinois 60601
PIN Number: 29-29-100-007



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Legal Description:

A PARCEL OF LAND COMPRISING PART OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS:: BEGINNING AT AN IRON PIPE 33 FEET NORTH OF THE SOUTH LINE AND 1303.68 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 29 AND RUNNING THENCE NORTH PERPENDICULAR TO THE SAID SOUTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 460.71 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF TRACT CONVEYED BY DEED RECORDED OCTOBER 24, 1962 AS DOCUMENT NUMBER 18627135; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 596.06 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT, SAID SOUTHWESTERLY CORNER BEING 33 FEET NORTH OF SAID SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 29; THENCE EAST PARALLEL WITH SAID SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 378.21 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office