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This Document Prepared By:

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Francis J. Zeman, Jr. 9933 North Lawler, Suite 533 Skokie, Illinois 60077 **0430**65**0**123

Doc#: 0430650123

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 11/01/2004 01:15 PM Pg: 1 of 3

BROKER'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS

SS

COUNTY OF COOK

To: Ms. Alvia Johnson 10842 South Edbrooke Avenue Chicago, Illinois 60628

YOU ARE HEREBY NOTIFIED that the undersigned Claimant, Hunter's Realty, Inc., an Illinois corporation ("Claimant"), a duly licensed real estate broker under the laws of the State of Illinois; and possessing a real estate license numbered 0780005067, makes the following statement and claims a Commercial Real Estate Broker Lien in accordance with the Illinois Commercial Real Estate Broker Lien Act, 770 ILCS 15/1 et seq.

- 1. The following described property located in the County of Cook, State of Illinois, which is legally described in attached Exhibit A, commonly known as 3945 South Indiana, Chicago, Illinois ("Property"), is now owned of record by Alvia Johnson (hereinafter "Owner")
- 2. That on or about May 17, 2004, Claimant, through its agent, Oatis Hunter, entered into a written EXCLUSIVE AUTHORIZATION & RIGHT TO SELL/LEASE AGREEMENT with Hermial Johnson, agent for the Owner.
- 3. That Claimant performed all of its duties under the aforementioned agreement and provided services for said Owner.
- 4. That, on information and belief, the Owner has entered into a written agreement with an unidentified purchaser relative to the sale of the Property.
- 5. That Claimant is entitled to a commission or fee in the amount of Seventeen Thousand Nine Hundred Forty Dollars (\$17, 940.00).

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Claimant now claims a lien on the above-referenced described Property and all improvements thereon and against all persons interested therein in the sum of Seventeen Thousand Nine Hundred Forty Dollars (\$17, 940.00), together with interest, fees and costs.

REALTY, INC.

Cedrick Hunter, being first duly sworn on his oath, deposes and states that he has read the foregoing Broker's Notice and Claim for Lien and knows the contents thereof and that all the statement therein contained are true and accurate to the knowledge of the undersigned.

Hunter's Realty, Inc.

Subscribed and sworn to before me

day of OCTOREA

Notary Public

NOTE: THIS LIEN NOTICE IS VOID AND UNENFORCEABLE UNLISS RECORDED, AS REQUIRED IN THE COMMERCIAL REAL ESTATE BROKER LIEN ACT, WITH THE COUNTY RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED.

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LEGAL DESCRIPTION

20-03-103-015-0000 3945 South Indiana Chicago, Illinois 60653-2149

The South ⅓ of Lot 16 in Block 1 in Springer's Subdivision of the North 1/2 of the West 1/2 of the North East 1/4 of the North West 1/4 of Meri Clark's Office Section 3, Township 38 North, Range 14, lying East of the Third Principal Meridian, in Cook County, Illinois