

# UNOFFICIAL COPY

## BROKER'S NOTICE AND CLAIM FOR LIEN

Prepared by and mail to:  
Suellen Kelley-Bergerson  
Attorney At Law  
3319 W. 95th Street  
Evergreen Park, IL 60805



Doc#: 0435647076  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 12/21/2004 09:09 AM Pg: 1 of 2

STATE OF ILLINOIS )  
  )  
COUNTY OF COOK         )

The claimant, **METROPOLITAN PROPERTY BROKERS, INC.** and **Christian Nalls** of 1220 W. Wilson, Evanston, IL 60201, County of Cook, State of Illinois, does hereby files notice and claim of lien against **GREGMOY, LLC**, 5466 Edison Avenue, Oak Lawn, IL 60453, **Purchaser/Owner** and **Thomas Culkin**, 5466 Edison Avenue, Oak Lawn, IL 60453, **Assignee/Purchaser/Owner**, both of Cook County, IL, and state as follows:

That on or about July 19, 2004, Metropolitan Property Brokers and Thomas Culkin, individually and as representative for Gregmoy, LLC, entered into an exclusive buyer-broker listing agreement for Gregmoy, LLC and Thomas Culkin, the prospective "Owners" to purchase the following described land in the County of Cook, State of Illinois, to wit:

**LOTS 6 AND 7 IN GREELEY-CARLSON COMPANY'S PLAT OF A SUBDIVISION OF LOTS 4 TO 12, INCLUSIVE AND THE WEST 12.64 FEET OF LOT 3 IN THE RESUBDIVISION OF BLOCK 1 OF JENNINGS SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Tax No. 20-03-217-010 AND 20-03-217-011**

**Commonly known as: 525-527 E. Bowen, Chicago, IL 60653**

**and Metropolitan Property Brokers (Christian Nalls) was the Purchaser/Owner's Real Estate Broker for the acquisition of said real estate and the improvements thereon.**

That on or about July 20, 2004, said real estate broker assisted in the preparation and presentation of a contract offer to the then-owner of the aforescribed real estate from the purchaser/owner, which contract offer was accepted on or about July 20, 2004. The real estate closing on the subject property occurred on September 22, 2004, at Greater

Illinois Title Company, in Chicago, IL. That as of September 22, 2004, the real estate broker/Claimant had completed all required by said contract to be done, and was entitled of payment of the sum of Three Thousand and 00/100ths (\$3,000.00) Dollars, as agreed-upon between the parties.

That said owner, or the agent, cannot, upon reasonable diligence, be found in said County, or does not reside in said County.

That said Purchaser/Owner is entitled to \$0.00 credits on account thereof, leaving due, unpaid and owing to the Claimant, after allowing all credits, the sum of **THREE THOUSAND AND 00/100THS (\$3,000.00) DOLLARS**, for which, with interest and all statutorily allowed costs, the Claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from the Purchaser/Owner under said contract.

**THE REAL ESTATE BROKER PROVIDING THIS NOTICE HAS PERFORMED WORK FOR SAID PURCHASER/OWNER AND IS ENTITLED TO RECOVERY OF SAID BROKERAGE FEE PURSUANT TO 770 ILCS 15/10 OF THE ILLINOIS REVISED STATUTES, AND IS FURTHER ENTITLED TO FILE A LIEN AGAINST YOUR RESIDENCE IF THE SERVICES ARE NOT PAID FOR BY YOU. A LIEN WAIVER WILL BE PROVIDED BY YOUR REAL ESTATE BROKER WHEN THE REAL ESTATE BROKER IS PAID, AND YOU ARE URGED TO REQUEST THIS WAIVER FROM YOUR REAL ESTATE BROKER WHEN PAYING FOR YOUR BROKERAGE FEE.**

**METROPOLITAN PROPERTY BROKERS**

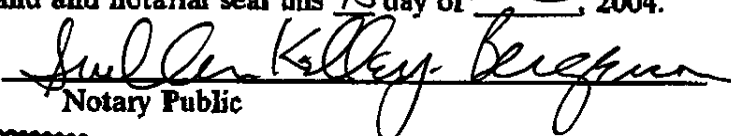


By: Christian Nalls, duly authorized agent

STATE OF ILLINOIS     )  
                                  )   SS.  
COUNTY OF COOK     )

I, Nicole Rasmussen, a notary public in and for and residing in said County, in the State aforesaid, do hereby certify that Christian Nalls, the duly authorized agent of METROPOLITAN PROPERTY BROKERS, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13 day of Dec, 2004.

  
Notary Public