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Doc#: 0515818001
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 06/07/2005 08:46 AM Pg: 1 of 3

NOTICE OF LIEN FOR REALTOR'S COMMISSION

Property: 4134-36 N. KEYSTONE, CHICAGO, IL 60641
Sellers: VINCENTA FILIRIO
Buyers: 4134-36 N. KEYSTONE, L.L.C.
Closing Date: 1-25-05

Pursuant to terms of a brokerage commission agreement between Seller and Buyer, which survived the closing, a brokerage commission is due and owing to the Seller from the Buyer as to each transaction involving this property relative to sales of converted condominium units.
(SEE ATTACHED EXHIBITS)

Failure to convert the units would result in the sum of \$50,000.00 to be due to Seller from Purchaser.

LEGAL DESCRIPTION:

LOT 10 IN BLOCK 20 IN IRVING PARK IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-15-417-015-0000

FOR ANY INFORMATION REGARDING THIS LIEN, PLEASE CONTACT:

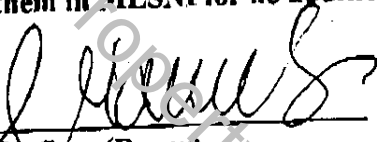
VITO M. EVOLA
ATTORNEY AT LAW
9501 W. DEVON AVE.
SUITE 603
ROSEMONT, IL 60018
(847) 692-1995

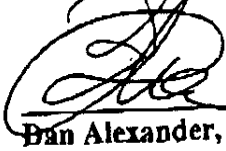
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2ND RIDER TO CONTRACT DATED SEPTEMBER 16TH 2004 FOR THE PROPERTY AT 4134-36 N. KEYSTONE CHICAGO, IL. 60641

It is understood that purchasers are acquiring subject property for the purpose of rehabbing & converting all apartments to condominiums. It is further agreed by the parties that future conversions will be marketed for sale through The Realty Firm, Inc. On an exclusive listing basis at 6% commission. The listing agents shall be Vincenta & Joe Fierro, sellers.

The Realty Firm, Inc. Agrees to advertise said condominiums at its own expense and to expose them in MLSNI for no additional commissions or fees.



Stefan Szafian, (Buyer)


Dan Alexander, (Buyer)


Olimpia Mihai, (Buyer)

9.21.04
Date


Joseph A. Fierro, (Seller)


Vincenta Fierro, (Seller)

9/21/04
Date

Property of Cook County Clerk's Office

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Evola & Evola Attorneys at Law

FACSIMILE TRANSMITTAL SHEET

TO: *Mary*
Carl Palladino

FROM: *J. Evola*

COMPANY:

DATE: *9-30-04 1/19/05*

FAX NUMBER:

773-685-5550

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: *4134-36 W. Keystone - FIERRO* YOUR REFERENCE NUMBER:

TO *SZAFIAN, ET. AL*

- URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

Confidentiality Notice:

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NOTES/COMMENTS:

My client requests the following amendment to the contract:

- ① Real Estate Tax prorated at 10.7%
- ② 50,000.00 penalty to be paid by purchaser, if they do not list their condo/conversion unit with seller or in the alternative do not convert and keep the apartment building. This was already adjusted by my client in the sales price. Please advise.

Vito Evola

1/25/05 Jan Alexander

9501 W. Devon Ave., Suite 603, Rosemont, Illinois 60018
 Tel: 847.692.1995 Fax: 847.692.1961
 Vito M. Evola - Elizabeth M. Evola - Thomas J. Schroeder