

# UNOFFICIAL COPY



053/006130

Doc#: 0532006130 Fee: \$18.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/16/2005 01:57 PM Pg: 1 of 4

Property of Cook County Clerk's Office

COMMERCIAL Real Estate Broker LIEN

W.H. COOPER MOHAMMED GHETHA  
3300 W. C HICAGO, CHICAGO IL

**COMMERCIAL REAL ESTATE BROKER LIEN**

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**STATE OF ILLINOIS  
COUNTY OF****S.S.**

The claimant, PARTNERS REAL ESTATE (DBA PRUDENTIAL PARTNERS R.E.), a Real Estate Broker, License # 077011428, (hereinafter "claimant") of FLOSSMOOR, County of COOK, State of ILLINOIS, hereby files a claim for lien against W.H. COOPER / MUHAMMAD CHIETH (hereinafter referred to as "owner"), of 3300 W. CHICAGO, CHICAGO, COOK County, Illinois, and states:

That on November 15, 2005, the owner owned the following described land in the County of COOK, State of Illinois, legally described as follows:

3300 WEST CHICAGO AND 316 NORTH SPAULDING AND IDENTIFIED BY COOK COUNTY REAL ESTATE PROPERTY INDEX NUMBERS AS LISTED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, IN CHICAGO, ILLINOIS.  
Permanent Real Estate Index Number(s): SEE EXHIBIT "A"

Address(es) of premises: 3300 WEST CHICAGO AND 316 NORTH SPAULDING

- I. ☒ A. The claimant made a written contract with said owner or his agent for the purposes 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: ZERO DOLLARS (\$0), leaving due, unpaid and owing to the Claimant, after all credits, the balance of TWO HUNDRED AND FORTY ONE THOUSAND Dollars (\$ 241,000.), plus interest, the Claimant claims as a lien on said land and improvements.

State of Illinois )  
County of ) **S.S.**

The affiant, PARTNERS REAL ESTATE (DBA PRUDENTIAL PARTNERS R.E.) 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

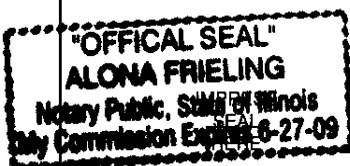
Neil A. VerHagen

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, sealed and delivered the said instrument as his 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 16th day of November, 2005

Commission expires June 27, 2007 Alona Frieling  
(NOTARY PUBLIC)

This instrument was prepared by BRENT VERHAGEN 19624 GOVERNORS HWY, FLOSSMOOR IL 60422  
(NAME AND ADDRESS)



**UNOFFICIAL COPY****Prudential**

Partners Real Estate  
 19624 Governors Highway  
 Flossmoor, IL 60422  
 708-922-1000 Fax: 708-332-1070

PROPERTY		3300 W. Chicago Avenue & 1816 N. Spaulding, Chicago, IL		
BUYER		Rogelio Llamado & Ana L. Deluna		
SELLER		Muhammed Gheith		
ITEM	BUYER'S CREDIT	BUYER'S COSTS	SELLER'S CREDITS	SELLER'S COSTS
PURCHASE PRICE		\$3,700,000.00	\$3,700,000.00	
EARNEST MONEY Held by Prudential Partners	\$50,000.00			
COMMISSION 4.5% to Prudential Partners 2% to North Clybourn Group TOTAL				\$166,500.00 \$74,000.00 \$240,500.00
TOTALS	\$50,000.00	\$3,700,000.00	\$3,700,000.00	\$240,500.00

**DUE TO PRUDENTIAL PARTNERS REAL ESTATE AT CLOSING**

Commission	\$166,500.00
EM Deposit	\$50,000.00
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	\$116,500.00 Prudential Partners Real Estate

**UNOFFICIAL COPY****EXHIBIT "A"****LIST OF COOK COUNTY REAL ESTATE PROPERTY INDEX NUMBERS**

16-02-424-012

16-02-426-006

16-02-427-011

16-02-427-021

16-02-427-022

16-02-427-029

16-02-427-035

16-02-427-042

16-02-428-014

16-02-428-015

16-02-428-016

16-02-428-017

16-02-428-018

16-02-428-019

16-02-428-020

16-02-428-031

16-02-428-032

16-02-428-040

16-02-428-044

16-02-428-045

16-02-428-046

16-02-428-047

16-02-428-048

16-02-428-051

16-02-428-054

16-02-428-059

16-02-428-060

16-02-428-061

16-02-428-062

16-02-428-063

16-02-428-064

16-02-428-066

16-02-428-067

16-02-428-068

16-02-428-072

16-02-428-073

16-02-428-074

16-02-428-075