



Doc#: 0532632048 Fee: \$18.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/22/2005 01:06 PM Pg: 1 of 3

State of Illinois)
) SS.
County of Cook)

ORIGINAL BROKER'S CLAIM FOR LIEN

In the Office of the
Cook County Recorder,
Chicago, Illinois

The Undersigned Lien Claimant, Real Estate Resource Management, LLC, an Illinois limited liability company, ("Claimant") hereby files a claim for Broker's Lien against Chicago Title Land Trust Company, a corporation of Illinois, as Trustee under Trust Agreement dated September 9, 1998 and known as Trust No. 1106328 and 1000 South Michigan, LLC, Inc., an Illinois limited liability company (herein referred to as "Owners") and all other persons having or claiming an interest in the property at 1000 South Michigan Avenue in Chicago, Illinois, which is legally described on Exhibit "A" attached hereto and made a part hereof. In support of this claim for Broker's Lien, Claimant states as follows:

1. That on or about August 2, 2004, Chicago Title Land Trust Company, as Trustee under the Trust Agreement dated September 9, 1998 and known as Trust No. 1106328 held legal title to parcel of land described on Exhibit "A" and hereto incorporated herein, together with all improvements. The land and the improvements are herein referred to as "Premises."

2. That on or about August 1, 2004, Claimant entered into a written contract with 1000 South Michigan Avenue, LLC to provide marketing, sales and brokerage services in connection with the development and sale of residential, retail health club, parking with accessory uses at the Premises, based on 2% for the marketing costs and real estate brokerage fee or 6% of the total sales revenue.

3. That Claimant advanced to Owners \$100,000 to cover certain expenses that Owner had incurred for the development of the Premises, which advance has not been repaid and is due and owing to Claimant.

4. That on information and belief Claimant states that Guy G. Gardner owns or controls the Owner of Premises.

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5. Claimant furnished said services through November 21, 2005 and has, through its efforts, obtained reservation of 70% of the residential units for sale at the Premises for a commission for brokerage and marketing now due and owing of \$3,669,530.00 (being 50% of the total amount due to Claimant, the remainder due at closing of said units). There have been no payments on account with respect to this amount and no credits are due Owners.

6. The Marketing and brokerage services performed and supplied by Claimant were done with the knowledge and consent of Owners.

7. Claimant claims a lien on the Premises for the amount of \$3,669,530.00 plus repayment for the \$100,000 advance, for a total amount now due and owing of \$3,769,530.00

Real Estate Resource Management, LLC

Vasile Sava
By: Vasile Sava

Its: Managing Member

Dated: November 21, 2005

State of Illinois)
) SS.
County of Cook)

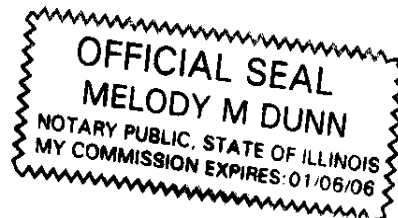
AFFIDAVIT

Vasile Sava, being first duly sworn, says that he is Managing Member of Real Estate Resource Management, LLC, the Claimant, that he has read the foregoing Claim for Lien and knows the contents thereof; and that all of the statements herein are true.

Vasile Sava
Vasile Sava

Subscribed and Sworn to before
me this 21st Day of November, 2005.

Melody M. Dunn
Notary Public



This document prepared by and after
recording is to be returned to:
Vasile Sava, Real Estate Resource Management LLC
1006 South Michigan Avenue, Suite 200
Chicago, IL 60605

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

THE NORTH 2/3 OF BLOCK 20 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, (EXCEPTING THEREFROM: LOT 1; LOT 4 EXCEPT THE SOUTH 1/3 THEREOF; THE EAST 60.00 FEET OF LOT 2; THE EAST 60.00 FEET OF LOT 3 EXCEPT THE SOUTH 1/3 THEREOF, AND EXCEPTING THEREFROM A STRIP OF LAND, 1.33 FEET WIDE NORTH OF AND ADJOINING LOT 10 IN C. L. HARMON'S SUBDIVISION OF THE SOUTH 1/3 OF SAID BLOCK 20) IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin 17-15-305-001
17-15-305-002
17-15-305-011
17-15-305-017
17-15-305-018
17-15-305-023
17-15-305-024

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