

# UNOFFICIAL COPY

This Document Prepared By:

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Doc#: 0712134098 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/01/2007 01:52 PM Pg: 1 of 3

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Lavin & Waldon, P.C.  
444 North Michigan Avenue, Suite 2600  
Chicago, IL 60611

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## BROKER'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

<p>To: MHJV, L.L.C. c/o Mr. Gerald L. Nudo Marc Realty 200 West Jackson, Suite 1200 Chicago, Illinois 60606</p>	<p>Parkway Bank and Trust Company, As Trustee of Trust No. 13572, Dated June 24, 2003 4800 N. Harlem Avenue Harwood Heights, Illinois 60706</p>
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YOU ARE HEREBY NOTIFIED that the undersigned Claimant, Cooper Conlin Partners, LLC ("Claimant"), a duly licensed real estate broker under the laws of the State of Illinois, and possessing a real estate license numbered 081.0010372, 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 real property located in the County of Cook, State of Illinois, which is legally described in attached Exhibit A, commonly known as 500 South Dearborn Street, City of Chicago, County of Cook, Illinois ("Property"), is now owned of record by MHJV, LLC (hereinafter "Owner").
2. That on or about January 14, 2004, Claimant entered into a written Agreement with Owner for the payment of a brokerage commission for the sale of said Property, or any portion thereof to The Falor Companies, or its affiliates or entities (the "Purchaser").
3. That Claimant performed all of its duties under the aforementioned agreement.
4. That Claimant provided services for said Owner in that Claimant, or its employees, procured a person or entity ready, willing and able to purchase the said commercial real estate or an interest therein on the terms set forth in the written agreement with Owner or otherwise acceptable to Owner or Owner's agent.

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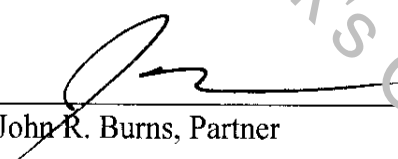
5. That on or about June 15, 2004, the Purchaser entered into a written agreement with Owner as to the sale of the Property.
6. That Claimant is entitled to a commission or fee in the amount of One Hundred Eighty-One Thousand Eight Hundred and 00/100 Dollars (\$181,800.00).
7. That Claimant was paid a partial fee of Thirty-One Thousand, Five Hundred and 00/100 Dollars (\$31,500.00) on July 19, 2004 by Owner.
8. That demand has been made for the balance of One Hundred Fifty Thousand, Three Hundred and 00/100 Dollars (\$150,300.00) and that balance has not been paid to Claimant, and therefore the entire balance is now due and owing, together with statutory interest, fees and costs.
9. Claimant now claims a lien on the above-described real property and all improvements thereon and against all persons interested therein in the sum of One Hundred Fifty Thousand, Three Hundred and 00/100 Dollars (\$150,300.00), together with statutory interest, fees and costs.

COOPER CONLIN PARTNERS, LLC

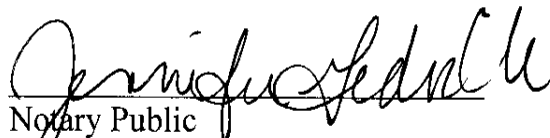
  
 By: John R. Burns  
 65 East Wacker Place  
 Suite 2300  
 Chicago, Illinois 60601

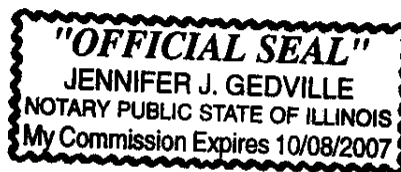
John R. Burns, being first duly sworn on his oath, deposes and states that he has read the foregoing Broker's Notice and Claim for Lien and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.

COOPER CONLIN PARTNERS, LLC

  
 By: John R. Burns, Partner

Subscribed and sworn to before me this 25<sup>th</sup> day of April, 2007

  
 Notary Public



NOTE: THIS LIEN NOTICE IS VOID AND UNENFORCEABLE UNLESS 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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## EXHIBIT "A"

### LEGAL DESCRIPTION

**PARCEL 1:**

THE NORTH 1/2 OF LOT 27 (EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 124 IN THE SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH 1/2 OF LOT 27 AND ALL OF LOT 28 AND THE NORTH 10 FEET OF LOT 29 (EXCEPT THAT PART TAKEN FOR STREET) IN SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

LOT 6 (EXCEPT THAT PART TAKEN FOR STREET) IN KNIGHT'S SUBDIVISION OF LOTS 30, 31 AND 32 IN OGDEN'S SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THE SOUTH 30 FEET OF LOT 29 IN OGDEN'S SUBDIVISION OF BLOCK 124 AFORESAID (EXCEPT PARTS FROM BOTH TRACTS TAKEN FOR OPENING DEARBORN STREET), IN COOK COUNTY, ILLINOIS.

**PARCEL 5:**

LOTS 25 AND 26 (EXCEPT THE EAST 35 FEET; THEREOF, MORE OR LESS, TAKEN FOR OPENING DEARBORN STREET AND EXCEPT THE NORTH 21 FEET OF LOT 25 TAKEN FOR CONGRESS STREET) IN OGDEN'S SUBDIVISION OF BLOCK 124 IN SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 500 South Dearborn, Chicago, Illinois 60605

PINs: 17-16-245-009-0000, 17-16-245-010-0000, 17-16-245-011-0000, 17-16-245-012-0000, 17-16-245-017-0000