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Doc#: 0714260065 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/22/2007 03:48 PM Pg: 1 of 4

STATE OF ILLINOIS,)
)
COUNTY OF COOK) SS

NOTICE AND CLAIM FOR COMMERCIAL REAL ESTATE BROKER LIEN

This Notice and Claim For Lien under the Commercial Real Estate Broker Lien Act is filed by **BERNELM LLC d/b/a Bradford Allen Realty Services**, an Illinois limited liability company that is a licensed real estate broker whose real estate license number is 081001016 and whose principal place of business is 55 E. Jackson, 21st FL., Chicago, IL 60604 ("**Broker**").

The Broker states that:

1. The property commonly known as:

Address: 12940 S. Western Avenue
 Blue Island, IL 60406

is legally described on Exhibit A (the "**Property**"). The title holder of the Property ("**Owner**") is:

Name: A.M. Realty Western, LLC, an Illinois limited liability
 company

Address: 4117 W. Oakton Street
 Skokie, IL 60076

 260 Beech
 Highland Park, IL 60035

2. On October 24, 2005, Broker entered into an agreement (the "**Agreement**") with Owner which memorialized the acknowledgment, understanding, and agreement between Broker and Owner that Broker procured the tenant Kaleidoscope ("**Tenant**") to lease the Property, and further, that Owner would pay Broker a real estate brokerage commission for Broker's procurement of Tenant.

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3. As a result of Broker's procurement of Tenant, Owner and Tenant have entered into a lease for the Property.
4. Tenant has accepted a conveyance of the Property.
5. Broker has fully performed under the Agreement.
6. Under the Agreement, Broker is entitled to a real estate brokerage commission in the amount of One Hundred Twenty Four Thousand and No/100 Dollars (\$124,000.00) (the "**Commission**"). To date, Owner has paid Broker Sixty Two Thousand and No/100 Dollars (\$62,000.00) of the Commission. To date, Owner owes Broker Sixty Two Thousand and No/100 Dollars (\$62,000.00) of the Commission, which, with interest, Broker claims a lien upon the Property.
7. The Broker sent a copy of this Notice of Claim for Lien, within ten days of its recording, to the Owner by certified mail, return receipt requested to the Address of the Owner identified above.
8. The foregoing information contained in this notice is true and accurate to the knowledge of the signator.

Dated: May 22, 2007.

**BERNELM LLC d/b/a Bradford Allen
Realty Services**

By: 

Its: _____
General Counsel

This instrument was prepared by and after recording return to: Keith Sherry, General Counsel, Bradford Allen Realty Services, 55 E. Jackson Boulevard, 21st Floor, Chicago, Illinois 60604

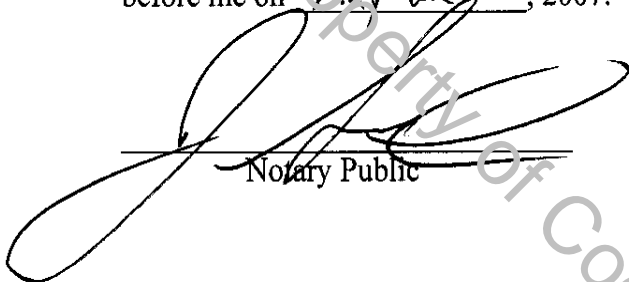
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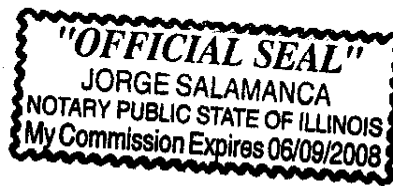
The affiant, Keith Sherry, being duly sworn, on oath deposes and says that he is General Counsel of **BERNELM LLC d/b/a Bradford Allen Realty Services**; that he has read the foregoing notice and claim for lien and knows the contents thereof; and that all the statements therein contained are true and accurate to the knowledge of the signator.



Subscribed and sworn to
 before me on May 22, 2007.



 Notary Public



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Exhibit A

Street Address: 12940 South Western Avenue
Blue Island, Illinois

PIN number: 24-36-223-014-0000

Legal Description: LOTS 1 AND 2 (EXCEPT THE SOUTH 25 FEET OF SAID LOT 2) IN BLOCK 26 IN YOUNG'S ADDITION TO BLUE ISLAND, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office