

NOTICE OF COMMERCIAL REAL ESTATE BROKER LIEN

STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

1. The claimant, Michael Costanzo with Sudler Commercial Real Estate with an office at 1650 N. Wells, Chicago, Il. 60614, real estate license # 0760385686, broker license file # 310000654, hereby files Notice of Commercial Real Estate Broker Lien (as hereinafter described), and claims a lien on the Property, and against the interest of the owners of the Property, Marc Linscheid and Linscheid LLC, with an address of 1447 N. Wells, Chicago, IL 60614 and 163 W. Burton Place, Chicago, Il. 60614 ("Owner"), and any person claiming an interest in the Property by, through or under the Owner.

Claimant further states as follows:

2. On or about May1, 2007, and continuing thereafter, Owner owned fee simple title to the Property (including all land and improvements thereon) in Cook County, Illinois, commonly known as 1447 N. Wells, Chicago, IL 60614 and 163 W. Burton Place, Chicago, Il. 60614; the Real Property tax identification numbers are 17-04-205-055-1001, 17-04-205-055-1002 and 17-04-205-055-1003 and legally described as:

UNITS STORE, 2 AND 3 IN THE BURTON COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

UNOFFICIAL COPY

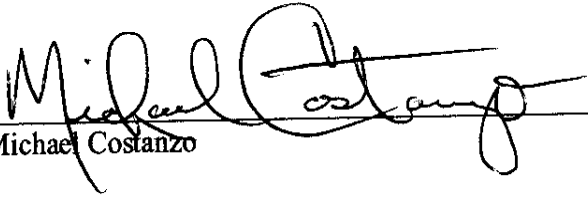
LOT 17 IN J.F. STARR'S RESUBDIVIION OF LOTS 114, 115 AND 116 OF BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2557669, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

3. At all relevant times Tom Gorsuch of Garrett Realty and Development was the Owner's commercial real estate agent. The listing for the Property provided for a co-op fee of 2% of the sale price.
4. Claimant discussed the sale of Property with Gorsuch. In early June 2007, claimant directed Pellegrino to the Property, discussed the property and offers and otherwise showed the property to Pellegrino.
5. Pellegrino wanted to make an offer, but there was a pending contract.
6. On August 10, 2007, Gorsuch called Claimant to inform him that the current contract fell through and inquired if Claimant's client was still interested.
7. Claimant notified Pellegrino of the current situation.
8. On August 20, 2007, Claimant learned that Pellegrino or his nominee sent a letter of intent for the Property in the amount of \$3,800,000.00.
9. Claimant was the procuring cause for said letter of intent.
10. Claimant performed his obligations under the listing agreement to the value of \$76,000.00.
11. As of the date hereof, the amount due, unpaid and owing to Claimant is \$76, 000.00. Claimant claims a lien on the Property, and against the interest of the Owner of the Property, and any person claiming an interest in the Property by, through or under the Owner.

UNOFFICIAL COPY

Dated: September 5, 2007.

By: 
Michael Costanzo

THIS INSTRUMENT WAS PREPARED BY
AND AFTER RECORDING SHOULD BE
RETURNED TO:

Keith J. Keogh
LAW OFFICES OF KEITH J. KEOGH, LTD.
227 W. Monroe Street, Suite 2000
Chicago, Illinois 60606
312.726.1092/ 312.726.1093 (fax)

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT

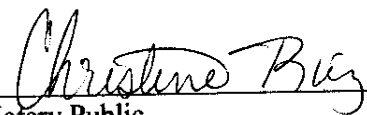
STATE OF ILLINOIS)
)
 COUNTY OF COOK) ss.

Michael Costanzo, being first duly sworn, deposes and states that he is the claimant, that he has read the foregoing Notice of Commercial Real Estate Broker Lien, knows the contents thereof, and that the statements contained therein are verified true and correct.

By: 

Michael Costanzo

Subscribed and sworn to before me this
 5th day of September, 2007.


 Notary Public.



Property of Cook County Clerk's Office