

UNOFFICIAL COPY



Doc#: 0731950088 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/15/2007 01:01 PM Pg: 1 of 4

Brian Coleman & Associates, Inc.,)
Broker-Claimant)
v.)
Remington Homes, L.L.C.)
Buyer)

LIEN NOTICE FOR COMMERCIAL REAL ESTATE BROKER LIEN

IN THE OFFICE OF THE RECORDER
OF DEEDS OF COOK
COUNTY, ILLINOIS

Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 078.0009650 and whose business address is 633 Skokie Boulevard, Suite 230, Northbrook, Illinois, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled, "Commercial Real Estate Broker Lien Act", being 770 ILCS 15/1 et. seq., and states that:

1. The following described real property located and legally described as follows:

See Attached "Exhibit A"

is improved with a building. Said real property is now owned of record by Robert Schwake Stone Co., Inc., ("Owner").

2. That the Broker-Claimant, or his/her employees or independent contractors, entered into a written agreement with the Buyer relating to the purchase of said property or property meeting the description of said property.

3. That the Broker-Claimant provided services for said Buyer in that Broker-Claimant, his/her employees or independent contractors, procured an entity ready, willing and able to sell the commercial real estate or an interest therein on terms set forth in a written agreement between the Buyer and the Owner or otherwise acceptable to Owner or the Owner's agent.

4. That the amount of the commission or fee to which Broker-Claimant is entitled is \$207,900.00.

5. Broker-Claimant now claims a lien on the above-described real property and all improvements thereon and against all persons interest therein in the sum of Two Hundred Seven Thousand Nine Hundred Dollars (\$207,900.00).

BROKER-CLAIMANT
or AUTHORIZED AGENT

Brian Coleman & Associates, Inc

By: Brian Coleman
Its President

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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

Brian Coleman, being first duly sworn on his oath, deposes and states that he/she had read the foregoing Lien Notice for Commercial Real Estate Broker Lien and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.

Brian Coleman

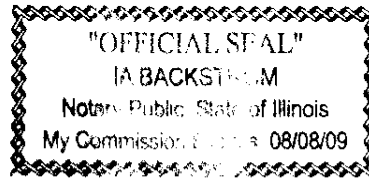
BROKER-CLAIMANT
or AUTHORIZED AGENT

Subscribed and sworn to before me this 12 day of ~~November~~ 2007.

[Signature]
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.

Prepared by: Brian Coleman
Return to: Brian Coleman & Associates, Inc.
633 Skokie Boulevard, Suite 230, Northbrook, IL 60062



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit A (page 1 of 2)

LEGAL DESCRIPTION

PARCEL ONE: THAT PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE DES PLAINES VALLEY LINE OF THE CHICAGO & NORTHWESTERN RAILROAD NOW THE UNION PACIFIC RAILROAD AND THE WEST LINE OF THE RIGHT OF WAY OF THE FORMER FEEHANVILLE BRANCH OF THE CHICAGO & NORTHWESTERN RAILROAD, WHICH WEST LINE IS 100.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17; THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF SAID FEEHANVILLE BRANCH OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY, A DISTANCE OF 512.44 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 597.14 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST HIGHWAY, AS DEDICATED AND OCCUPIED; THENCE NORTHWESTERLY ON THE EASTERLY LINE OF SAID NORTHWEST HIGHWAY TO THE WESTERLY LINE OF THE SOUTHERLY LINE OF SAID DES PLAINES VALLEY RAILROAD; THE NORTHEASTERLY ON THE SOUTHERLY LINE OF SAID DES PLAINES VALLEY RAILROAD, AFORESAID, A DISTANCE OF 803.74 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE NORTH 6.0 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, WHICH WEST LINE IS 100.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17, 512.44 FEET SOUTH OF THE SOUTHERLY LINE OF THE DES PLAINES VALLEY RAILROAD, NOW THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS MEASURED ON THE WEST LINE OF SAID FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY RIGHT OF WAY; THENCE WEST AT RIGHT ANGLES TO SAID WEST LINE OF THE FEEHANVILLE BRANCH, A DISTANCE OF 597.14 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHWEST HIGHWAY AS DEDICATED AND OCCUPIED; THENCE SOUTHEASTERLY ON THE EASTERLY AND NORTHEASTERLY LINE OF SAID NORTHWEST HIGHWAY TO THE WEST LINE OF THE RIGHT OF WAY OF SAID FEEHANVILLE BRANCH; THENCE NORTH ON THE WEST LINE OF SAID FEEHANVILLE BRANCH, A DISTANCE OF 683.86 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL THREE: THAT PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 100.0 FEET OF THE WEST 1/2 OF SAID SECTION 17 (BEING THE WEST LINE OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILROAD) WITH THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD - DES PLAINES VALLEY LINE); BEING A LINE 50.0 FEET SOUTHERLY OF THE CENTER BETWEEN MAIN TRACKS OF SAID RAILROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 518.44 FEET FOR A POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 307.98 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 87.65 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 346.02 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17, A DISTANCE OF 62.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 7.0 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL FOUR: THAT PART OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH THAT PART OF LOT 3 OF THE COUNTY CLERK'S DIVISION OF THE UNSUBDIVIDED LAND IN THE NORTH PART OF SAID SECTION 17 LYING NORTH OF THE RAILROAD, THE PLAT OF WHICH WAS RECORDED SEPTEMBER 12, 1888 AS DOCUMENT NO. 1003451, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 100.0 FEET OF THE WEST 1/2 OF SAID SECTION 17 (BEING THE WEST LINE OF THE FEEHANVILLE BRANCH OF THE CHICAGO AND NORTHWESTERN RAILROAD) WITH THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD - DES PLAINES VALLEY LINE), BEING A LINE 50.0 FEET SOUTHERLY OF THE CENTER BETWEEN MAIN TRACKS OF SAID RAILROAD; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 518.44 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE DRAWN AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 100.0 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 17, A DISTANCE OF 164.30 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 IN THE COUNTY CLERK'S DIVISION, AFORESAID; THENCE SOUTH 87 DEGREES 21 MINUTES 20 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3 AND SAID LINE EXTENDED WEST, A DISTANCE OF 15.52 FEET TO A POINT 8.50 FEET EASTERLY, AS MEASURED RADIALLY AND AT RIGHT ANGLES TO THE CENTER LINE OF SPUR TRACK, ICC NO. 198 OF THE CHICAGO AND NORTHWESTERN RAILROAD, AS PREVIOUSLY LOCATED; THENCE NORTHERLY ALONG A LINE PARALLEL WITH AND 8.50 FEET EASTERLY OF THE CENTER LINE OF SAID SPUR TRACK TO A POINT ON A LINE DRAWN 175.0 FEET NORTH, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 87 DEGREES 21 MINUTES 20 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 16.08 FEET TO A POINT 10.0 FEET SOUTHEASTERLY, MEASURED RADIALLY, OF THE CENTER LINE OF SPUR TRACK, ICC NO. 116 A, AS PREVIOUSLY LOCATED, SAID POINT BEING 5.50 FEET EAST OF THE WEST OF SAID LOT 3; THENCE NORTHEASTERLY ALONG SAID LINE PARALLEL WITH AND 10.0 FEET SOUTHEASTERLY OF THE CENTER LINE OF SAID SPUR TRACK TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, AS AFORESAID; THENCE WESTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Exhibit A (page 2 of 2)

PINS

09-17-100-032, 09-17-100-057, 09-17-100-053, 09-17-100-055, 09-17-100-054, 09-17-100-009,
09-17-203-024

PROPERTY LOCATION

Robert Schwake Stone Company
300 South Western Ave, Des Plaines, IL 60016

Located on the west side of Western Avenue, the south side of the Union Pacific Railroad, on the east side of Northwest Highway and north of The Stone Gate Condominiums.

Property of Cook County Clerk's Office