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Doc#: 0819234148 Fee: \$40.00
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Cook County Recorder of Deeds
Date: 07/10/2008 03:12 PM Pg: 1 of 3

Commercial Real Estate Broker Lien

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Form No. 301

COMMERCIAL REAL ESTATE BROKER LIEN

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STATE OF ILLINOIS)
COUNTY OF) S.S.

The claimant, Kyle Mayberry, a Real Estate Broker, License # 476.398378, (hereinafter "claimant") of Z. Pin Realty & Development County of Cook, State of Illinois, hereby files a claim for lien against Paris Fountis (hereinafter referred to as "owner"), of 7711 W Roosevelt Rd, Forest Park, Cook County, Illinois, and states:

That on July 10, 2008, Paris Fountis, the owner owned the following described land in the County of Cook, State of Illinois, legally described as follows:
Lots 10, 11, 12, 13 & 14 in the Subdivision of Block 28 of Dunlop's

Permanent Real Estate Index Number(s): 1513314014, 1513314012, 1513314013, 15513314015,
Address(es) of premises: 7711 West Roosevelt Road, Forest Park, Illinois 15513314030

- I. A. The claimant made a written contract with said owner or his agent for the purposes of selling, leasing, or otherwise conveying any interest in the commercial real estate and said agreement was signed by the owner or his agent.
- B. Claimant or his agents have provided licensed services that result in the procuring of a person or entity ready willing and able to purchase, lease, or otherwise accept a conveyance of the Commercial Real Estate or any interest in the commercial real estate upon terms provided for in a written agreement signed by the owner or his agent.
- C. Claimant had a written agreement with a prospective buyer as to the purchase or other conveyance to the buyer of commercial real estate and has satisfied his obligations pursuant to a written agreement.
- II. A. The Claimant or his agents procured a person or entity ready, willing and able to purchase, lease or otherwise accept a conveyance of the property upon the terms set forth in the written agreement with the owner or otherwise acceptable to the owner or his agent.
- B. The Claimant being otherwise entitled to a fee or commission under a written agreement signed by the owner or his agent.

Please delete the paragraphs that do not apply in I and II above.

III. The recording of the lien precedes the conveyance, except if the Claimant is claiming to an installment commission not yet due or based upon a written agreement with the buyer.

That said owner is entitled to credits on account thereof as follows: None

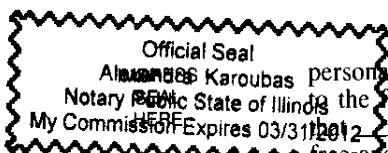
leaving due, unpaid and owing to the Claimant, after all credits, the balance of Forty-five thousand Dollars (\$ 45,000.00), plus interest, the Claimant claims as a lien on said land and improvements.

Kyle _____

State of Illinois)
County of) S.S.

The affiant, Kyle Mayberry being first duly sworn, on oath deposes and says that he is a licensed real estate broker, that he has read the foregoing claim for lien and knows the contents thereof and that all the statements therein contained are true and correct to the best of his knowledge and further states he has mailed a copy of this notice by certified mail to the owner.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



Alexander Karubas personally known to me to be the same person whose name Kyle Mayberry subscribed the foregoing instrument, appeared before me this day in person, and acknowledged to me that he signed, sealed and delivered the said instrument as Kyle Mayberry free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this tenth day of July
Commission expires 03/31/2012 Alexandra Karubas
(NOTARY PUBLIC)

This instrument was prepared by Alexandra Karubas 8635 W. 105th St Palos Hills, IL 60465
(NAME AND ADDRESS)

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Lots 10, 11, 12, 13 and 14 in the subdivision of Block 28 of Dunlop's addition of Oak Park in Section 13, Township 39 North, Range 12, and Lots 16, 17, 18, 19, 20, 21, 22, 23 and 24 in block 29 in Joseph K. Dunlop's subdivision of Blocks 17, 26, 27, 29, of Dunlop's addition to Oak Park in Section 13, Township 39 North, Range 12, East of the third principal meridian in Cook County, Illinois.

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