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REAL ESTATE BROKER LIEN AND LIEN NOTICE

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

Baum Realty Group, LLC, Broker-Claimant,

VS.

Halsted 2142, L.L.C, Owner.



Doc#: 0832429035 Fee: \$58.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 11/19/2008 11:46 AM Pg: 1 of 2

Above Space For Recorder's Use Only

Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 081-001-0804, and whose business address is 1030 West Chicago, Chicago, Illinois 60642, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled "Commercial Leal Estate Broken Lien Act," known as Public Act 87-779, being 770 ILCS 15/1, et. seq., and states:

1. T'at the following described real property ("Property") located at 2142 North Halsted, Chicago, Illinois, whose PIN is: 14-32-220-027-0000; and which is legally described on Exhibit A attached hereto is improved with retail and commercial space building.

The record owner of the Property ("Owner") is Halsted 2142, L.L.C., an Illinois limited liability company;

- 2. That on August 4, 2008, the Broker-Claimant, by its employees and/or agents, entered a written agreement with the Owner's authorized agent, Mike Williamson of Mikata Management, L.L.C., for the lease of all or a part of the Property,
- 3. That the Broker-Claimant by its employees and/or agents provided services for said Owner and is in compliance with Broker-Claimant's obligations under a written agreement to which Owner's authorized agent is a party;
- 4. That the amount of the commission or 'ee to which Broker-Clamant is entitled is Twenty Thousand and 00/100 Dollars (\$20,000.00); and
- 5. Broker-Claimant now claims a lien on the Property and all improvements thereon and against all persons interested therein in the sum of Twenty Thousar 1 and 00/100 Dollars (\$20,000).

The undersigned, Allen Joffe, being first duly sworn on his/her oath, it oses and states that he/she has the authority to sign on behalf of the Lien Claimant; that he/she has read the foregoing Real Estate Broker Lien and Lien Notice and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.

Baum Realty Group, LLC

By: ______Name: Allen offe

Title: Managing Broker

STATE OF ILLINOIS)

) SS

COUNTY OF COOK

Before me, the undersigned, a notary public in and for said State, personally appeared Allen Joffe, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that, by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Subscribed and sworn to before me this

Zirday of November, 2008.

Notary Public

OFFICIAL SEAL
TALIA LISSNER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES CORNES

NOTE: THIS LIEN NOTICE IS VOID AND UNENFORCEABLE UNLESS RECORDED WITH THE COUNTY RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED, AS REQUIRED IN THE COMMERCIAL REAL ESTATE BROKER LIEN ACT.

Prepared by and after Recording Return to:

Talia A. Lissner, Esq., Baum Realty Group, LLC, 1030 W. Chicago, Suite 300, Chicago, IL 60622

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EXHIBIT A LEGAL DESCRIPTION

LOT 7 IN BLOCK 1 IN CUSHMAN'S RESUBDIVISION OF THE NORTH ½ OF BLOCK 4 IN SHEFFIELDS ADDITION TO CHICAGO IN THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL, MERIDIAN IN COOK COUNTY, ILLINOIS.

> 2142 North HAIStey Chicago, IL

FATIC has made an accommodation recording of the insurance company

FATIC has made an accommodation recording of a strument. First American internsurance Company