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gqo/645128

NOTICE OF COMMERCIAL REAL ESTATE BROKER LIEN PURSUANT TO 770 ILCS 15/1 ET SEQ. Doc#: 0907645128 Fee: \$46.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 03/17/2009 02:51 PM Pg: 1 of 6

The Lord Companies, L.L.C. ("Broker") whose real estate license number is 081000041 and whose business address is 1033 West Van Buren Street, Chicago, Illinois 60607, hereby claims a Commercial Real Estate Broker Lien as to the real estate described herein and states as follows:

1. The real est to as to which a Lien is claimed (the "Real Estate") is located at 2218 North Lincoln Avenue, Chrogo, Illinois, and is legally described on Exhibit A attached hereto.

The Real Estate was, on the date of the "Commission Agreement" (defined below), and is now owned by Theus Property Holdings, LLC ("Owner") and is improved with a commercial building being used for commercial condominium use (the "Building").

- 2. At World Properties d/b/a @properties entered into a written agreement dated August 14, 2008 (the "Commission Agreement") with Eroker in connection with Broker acting as exclusive leasing agent for the Real Estate.
- 3. Broker has procured U&C Resources, Inc., d/5/a UFood Grill as a tenant ("Tenant") for the Building located on the Real Estate on terms acceptable to Owner, as evidenced by that certain Lease dated September 29, 2008 between Owner and Tenant.
- 4. The amount of the commission or fee to which Broker is now entitled is \$13,785.00.
- 5. Broker now claims a lien on the Real Estate and all improvements therein in the amount of \$13,785.00.

THE LORD COMPANIES L.L.C

Keith E. Lord, Manager

Tax I.D. Numbers: 14-33-109-050-1001; 1002; 1003; 1004; 1005; 1006; 1007; 1008

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County Clarks Office

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STATE OF ILLINOIS	)
	) ss
COUNTY OF COOK	)

Affiant, The Lord Companies, L.L.C., being first duly sworn, on oath deposes and says that affiant is the manager of The Lord Companies, L.L.C., a broker for the Real Estate, that affiant has read the foregoing Notice of Commercial Real Estate Broker Lien and knows the contents thereof, and that all statements therein are true to the knowledge of affiant.

Subscribed and sworn to before me this \( \frac{1}{2} \) day of \( \frac{1}{2} \) day of \( \frac{1}{2} \).

Notary Public

OFFICIAL SEAL

JANNA M SCHOUMACHER

HOTARY PUBLIC - STATE OF ALINOIS

Prepared By and Return To After Recording:

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#### LEGAL DESCRIPTION

UNIT NO. 2218 IN THE BAKERY COMMERCIAL CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF LOTS 15, 16 AND 17 IN S.S. SMITH'S SUBDIVISION OF THE RAST () OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CAMAL TRUSTER'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14. east of the third principal meridian described as follows: beginning at the most MORTHERLY CORNER OF LOT 15 AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 54 SECONDS WEST NIONG THE MORTHWESTERLY LINE THEREOF 67.33 FERT; THENCE SOUTH 44 DEGREES 59 MIN'AT 3 06 SECONDS EAST 23.28 FRET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECONDS BAST 2.22 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 12.86 FEET; THEFUE SOUTH 45 DEGREES 02 MINDTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 12.75 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 17 SECTIONS RAST 2.40 FEET; THENCE SOUTH 44 DEGREES 59 MINUTES 06 SECONDS EAST 23.32 FEIT TO THE SOUTHEASTERLY LIBE OF LOT 17 AFORESAID; THENCE morth 45 degrees 00 minutes 5/1 seconds east along said southeasterly line THEREOF 67.35 FEST TO THE MOST PATTERLY-CORNER OF LOT 17 AFORESAID; THERCE MORTH 45 DEGREES OO MINUTES OO SECOND'S WEST ALONG THE MORTHEASTERLY LINES OF LOTS 15, 16 AND 17 AFORESAID 75.0 FEST TO THE POINT OF BEGINNING, ALL OF SAID PART OF BAID LOTS LYING BELOW A HORIZONTAL WANT OF 35.0 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 12.30 PEET CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOTS 15, 16 AND 17 LT 6.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 18 AND LOT 21 IN WILSON'S BURDTATION OF THE WEST 1/2 OF BLOCK 10 OF CANAL TRUSTRE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 hast of the third principal meridian, described as Magons: beginning at the MOST NORTHERLY CORNER OF LOT 15 APORESAID; THENCE SOURT OF DEGREES OC MINUTES 54 SECONDS WEST ALONG THE NORTHWESTERLY LINE THEREOF 84.86 (REC; THERCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS BAST 21.03 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS BAST 15.34 FRET; THENCE MORIE 89 DEGREES 57 MINUTES 43 SECONDS EAST 5.43 FEET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS RAST 12.86 FEET: THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS HAST 25.12 FAST, THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 12.75 FRET; THENCE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS EAST 5.73 FRET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 15.38 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 20.96 WHET TO THE SOUTHEASTERLY LINE OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES OF MINUTES 54 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE TERREOF 85.16 FERT TO THE MOST EASTERLY CORNER OF LOT 17 AFCRESALD; THENCE MORTH 45 DEGREES DO MINUTES OF SECONDS WEST ALONG THE MORIBEASTERLY LINES OF LOTS 15, 16 AND 17 AFORESAID 75.0 PEET TO THE POINT OF BEGINNING, ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZONTAL PLANE OF 47.0 FET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 35.0 FEET CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS;

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PARCEL 3: THAT PART OF LOTS 15, 16 AND 17 IN S.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 OF CAMAL TRUSTER'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 BAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST MORTHERLY CORNER OF LOT 15 AFORESAID; THENCE SOUTH 45 DEGREES OO MINUTES 54 SECONDS WEST ALONG THE MORTHWESTERLY LINE THEREOF 84.86 FERT; THERCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 21.03 FEFT TO THE POINT OF REGINNING; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS MAST 15.34 FEST; THENCE MORIE 89 DEGREES 57 MINUTES 43 SECONDS WAST 5.43 PRET; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS BAST 12.86. FERT; THAN SOUTH 45 DEGREES 02 MINUTES 18 SECONDS HAST 25.12 FERT; THENCE SOUTH 44 DEGREES 57 AUTOTES 43 SECONDS WEST 15.38 FEET; THENCE NORTH 44 DEGREES 46 MINUTES 12 SECONDS WEST 31 ON FEET TO THE POINT OF BEGINNING, ALL OF SAID PART OF SAID LOTS LYING BELOW A TOUT CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 28.50 PERT CHICAGO CITY DATUM), ALL IN COOK COUNTY, ILLINOIS.

(EXCEPT FROM THE ABOVE 3 PARCELS TAKEN AS A TRACT, THAT PART OF THE SOUTHWESTERLY 19.41 FEST OF THE MORTHELS/EPLY 69.78 FEST OF THE MORTHWESTERLY 25.50 FEST OF LOTS 15 AND 16 WHICH LIES BELOW A FURIZONTAL PLANE OF 19.63 FEET, CHICAGO CITY DATUM, IN S.S. SMITH'S SUBDIVISION OF THE EDIT 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CAMPA TRUSTER'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 MORTH. RANGE 14, EAST OF THE THIP! PRINCIPAL MERIDIAN)

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 91565417 TOGETHER WITH ITS UN'DIVIDED PERCENTAGE INTEREST IN THE COMMON KLEMENTS.

ALA COMPANIENTE OF THE COMPANIEN SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD: PUBLIC AND UTILITY BASEMENTS; AND EXISTING LEASES AND TENANCIES.

P.I.N. 14-33-109-050-1003

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#### LEGAL DESCRIPTION

UNIT NOS. 2212, 2214, . 1, 2, 3, 4, AND 5 IN THE BAKERY COMMERCIAL COMPONINUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THAT PART OF LOTS 15, 16 AND 17 IN S.S. SMITE'S SUBDIVISION OF THE RAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 CANAL TRUSTER'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, rast of the third principal meridian described as vollows: beginning at the most MORTHER T CORNER OF LOT 15 AFORESAID; THENCE SOUTH 45 DEGREES OO MINUTES 54 SECONDS 4257 NLONG THE MORTHWESTERLY LINE THEREOF 67.33 FERT; THENCE SOUTH 44 DECREES 59 ATMITTES 06 SECONDS HAST 23.28 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 43 SECO 03 RAST 2.22 FEST; THENCE MORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 12.86 FEET THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DECAE 19 57 MINUTES 43 SECONDS WEST 12.75 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 17 SECONDS HAST 2.40 FERT; THENCE SOUTH 44 DEGREES 59 MINUTES 06 SECONDS RAST 23.32 FIFT TO THE SOUTHRASTERLY LINE OF LOT 17 AFORESAID; THENCE NORTH 45 DEGREES 00 MINUTES 74 SECONDS EAST ALONG SAID SOUTHEASTERLY LINE THEREOF 67.35 FEET TO THE LOCALERLY CORNER OF LOT 17 AFORESAID; THERE NORTH 45 DEGREES OO MINUTES OO SECULLY WEST ALONG THE MORTHEASTERLY LINES OF LOTS 15. 16 AND 17 AFGRESAID 75.0 FERT TO THE POINT OF BEGINNING, ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZONTAL PLANE OF 35.0 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 12 38 FERT CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOTS 15, 16 AND 17 % S.S. SMITH'S SUBDIVISION OF THE HAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S LOSDIVISION OF THE WEST 1/2 OF BLOCK 10 OF CANAL TRUSTER'S SUBDIVISION OF SECTION 33 TO INSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 15 AFORESAID; THENCE SOLLF 45 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE MORTHWESTERLY LINE THEREOF 84.46 FEFT; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS BAST 21.03 FEET; THEMCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 15.34 FEET; THENCE NORTH 89 DEGREE® 57 MINUTES 43 SECONDS HAST 5.43 FEFT; THENCE MORTH 44 DEGREES 57 MINUTES 43 SE CONDS HAST 12.86 YEST; THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS BAST 25.12 (12); THENCE SOUTH 44 DEGREES 57 MINOTES 43 SECONDS WEST 12.75 FERT; THENCE SCOTS 00 DEGREES 02 MINUTES 17 SECONDS EAST 5.73 FRET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 15,38 FEET; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 20.96 FEET TO THE SOUTHEASTERLY LINE OF LOT 17 AFORESAID: THENCE MORTH 45 DEGREES OO MINUTES 54 SECONDS EAST ALONG SAID SOUTHWASTERLY LINE THERROF 85.16 FERT TO THE MOST MASTERLY CORNER OF LOT 17 AFORESAID; THENCE FORTH 45 DEGREES 00 MINUTES OF SECONDS WEST ALONG THE MORTHEASTERLY LINES OF LOTS 15, 16 AND 17 AFORESAID .75.0 FEET TO THE POINT OF BEGINNING, ALL OF SAID PART OF SAID LOTS LYING BELOW A HORIZONTAL PLANE OF 47.0 FERT CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE OF 35.0 FRET CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS;

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PARCEL 3: THAT PART OF LOTS 15, 16 AND 17 IN S.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 OF CANAL TRUSTER'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 BAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 15 AFORESAID; THENCE SOUTH 45 DEGREES 00 MINUTES 54 SECONDS WEST ALONG THE NGRTHWESTERLY LINE THEREOF 84.86 FRET; THENCE SOUTH 44 DEGREES 46 MINUTES 12 SECONDS EAST 21.03 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44 DEGREES 57 MINUTES 43 SECONDS EAST 15.34 FEET; THENCE MORTH 89 DEGREES 57 MINUTES 43 SECONDS EAST 12.86 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 18 SECONDS EAST 25.12 FEET; THENCE SOUTH 44 DEGREES 57 MINUTES 43 SECONDS WEST 15.38 FEET; THENCE MORTH 44 DEGREES 46 MINUTES 12 SECONDS WEST 33.01 FEET TO THE POINT OF REGINNING, ALL OF SAID PART OF SAID LOTS LYING BELOW N 10 UZCONTAL PLANE OF 47.0 FHET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL FLANE OF 28.50 FEET CHICAGO CITY DATUM, ALL IN COOK COUNTY, ILLINOIS.

(EXCEPT FROM THE ABOV). 3 PARCELS TAKEN AS A TRACT, THAT PART OF THE SOUTHWESTERLY 19.41 FERT OF THE MOMETHE STERLY 69.78 FERT OF THE MORTHWESTERLY 25.50 FERT OF LOTS 15 AND 16 WHICH LIES BELOW A FAIRONTAL PLANE OF 19.63 FERT, CHICAGO CITY DATUM, IN S.S. SMITH'S SUBDIVISION OF THE RATT 1/2 OF BLOCK 10 AND LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN (AMAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE TH(R) PRINCIPAL MERIDIAN)

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 91565417 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; FUBLIC AND UTILITY EASEMENTS; AND EXISTING LEASES AND TENANCIES.

P.I.N. 14-33-109-050-1001; 1002; 1004; 1005; 1006; 1007; 1006