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1999-12-21 16:49:24

Cook County Recorder

25.00

STATE OF ILLINOIS)

) ss.

COUNTY OF COOK

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

To: Owner:

WDI Realty Co., a Michigan corporation

Agents:

Tishman Real Estate Management Company

Grubb & Ellis Company

BROKER'S NOTICE OF THEN

- You are hereby notified that The Ross Group, Inc., an Illinois Licensed Real Estate Broker (No. 078004271), ("Ross") with its principle place of business located at 154 West Hubbard, Suite 200, Chicago, Illinois 60610, makes the following statement and clair for a Broker's lien in accordance with the Illinois Commercial Real Estate Broker Lien Act of 1992 (as amended), 770 ILCS 15/5 et seq.
- That the improved commercial real property located at 350 North LiSalle Street, Chicago, Illinois is owned by WDI Realty Co., a Michigan corporation ("Owner"). Said property is a multi-unit office building and is more fully described in Exhibit A. That said Owner entered into a lease agreement with Commerx, Inc. ("Tenant") for certain office space in the property.
- That Ross had a commission agreement (the "Agreement") with Owner's authorized agents Tishman Real Estate Services and Grubb & Ellis Company (collectively the "Agents"). The Agreement entitled Ross to compensation in the event that (i) Tenant would execute a lease for the subject property, and (ii) if subsequent to the lease execution but prior to the expiration of twelve (12) months from the date of the lease, Tenant elected an option for additional lease space in the property.

THIS DOCUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

David M. Alin, Rosenthal and Schanfield, 55 East Monroe, 46th floor,

Chicago, Illinois 6060

RECORDER'S BOX NO. 78

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- 4. That an Office Lease was executed between the parties dated as of November 1, 1998.
- 5. That a First Amendment to Office Lease was executed between the parties dated as of September 17, 1999, whereby Tenant exercised its option for additional space on the eleventh floor of the property (the "Additional Space").
- 6. That the Tenant took possession of the Additional Space on October 1, 1999, which is less than 90 days prior to the filing of this lien.
 - 7. That, Ross performed all of its duties under the Agreement with the Agents.
- 8. That, by reason of the Agreement, Ross is owed the amount of Forty Thousand Four Hundred Fifty Two Dollars and Fifty-Six Cents (\$40,452.56) that demand has been made for this amount, no monies have been paid to Ross, and the entire sum is now due and owing to Ross together with interest, fees and costs, according to statute.
- 9. That Ross now claims a lien against the above-described property, and all improvements thereon and against all persons interested therein, for the amount set forth in paragraph 8 above.

EUGENE I. Ross, Chairman of the Foard, being first duly sworn on oath says that he has knowledge of the facts set forth herein, that he has read and subscribed the foregoing notice of statement of claim for lien, and knows the statements contained herein are true.

THE ROSS GROUP, INC.

By:

Exgern' I. Ross

CHAIRMAN OF THE BOARD

SUBSCRIBED AND SWORN TO BEFORE ME THIS _2/_ DAY OF DECEMBER, 1999.

> OFFICIAL SEAL ELAINE Y HAVANG

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/12/00

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EXHIBIT A

LEGAL DESCRIPTION

Lots 2 through 8, inclusive, and private alley lying between Lots 1, 2, 3 and 4 and Lots 5, 6, 7 and 8 in Executor's subdivision of Lot 8 in Block 4 of original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Medidian, (except that part of Lots 5 to 8 inclusive and that part of private alleys South of and adjoining said Sub-Lot 1 and North of and adjoining said Sub-Lot 5, lying between the original West line of North LaSalle Street and a line 20 feet West of and parallel with the original West line of North LaSalle Street as taken for widening of said LaSalle Street) in Cook County, Illinois

PIN #17-09-404-010

Property commonly known as:

Stopperin of Coot County Clark's Office 350 N. LaSalle Street