

UNOFFICIAL COPY



COMMERCIAL REAL ESTATE BROKER LIEN

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

The claimant, Arthur Goldner & Associates, Inc., an Illinois real estate broker, license number 078-002440 (hereinafter "Claimant"), of the Village of Northbrook, County of Cook, State of Illinois, hereby files a claim for lien against LaGrange Bank & Trust Co., as Trustee under Trust No. 6977, and United Investors, Inc., as owners of a certain parcel of real property (hereinafter collectively "Owner") located at 910 West Van Buren Street, Chicago, Illinois, of the City of Chicago, County of Cook, State of Illinois, legally described as set forth in Exhibit A attached hereto ("Premises").

That on March 11, 1999, the Owner owned the Premises.

The Owner and the Claimant entered into a written contract pursuant to which Owner retained Claimant for the purpose of serving as and providing services as a real estate broker with respect to the lease of the Premises; said contract was signed by the Owner.

The Claimant provided substantial and valuable services to Owner in connection with the Premises which resulted in the leasing of the Premises. Specifically, the Claimant procured the Chicago Greater Illinois Chapter of the National Multiple Sclerosis Society as a tenant for the premises pursuant to a Lease dated May 1, 1999; the tenant began occupancy of the Premises on or about October 1, 1999. Owner, pursuant to the terms of the contract, owes to Claimant the sum of Sixty-Five Thousand Six Hundred and Thirty-One and 20/100's Dollars (\$65,631.20), plus interest, attorney's fees and costs of collection. The Claimant claims that amount as a lien upon the Premises.

The undersigned, being first duly sworn on oath, deposes and states that he is the President of Arthur Goldner & Associates, Inc., a Claimant, which 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.

ARTHUR GOLDNER & ASSOCIATES, INC.

By: 
Arthur Goldner, Its President

State of Illinois)
County of Cook)

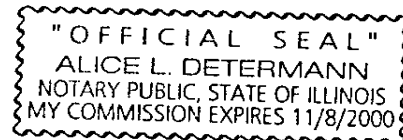
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur Goldner personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument as his 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 27th day of December, 1999.

Commission expires 11-08-00.


(Notary Public)

Prepared by and return to: James E. Dahl
James E. Dahl & Associates
225 West Washington Street
Suite 1125
Chicago, IL 60606



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EXHIBIT A

PARCEL 1:

THE SOUTH 9.00 FEET OF LOT 6 IN BLOCK 18 IN DUNCAN'S ADDITION TO CHICAGO (EXCEPT THE PORTION TAKEN BY THE CITY OF CHICAGO FOR ALLEY) BEING A SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

AND

PARCEL 2:

LOT 7 AND 8 IN BLOCK 18, IN DUNCAN'S ADDITION TO CHICAGO, IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Numbers: 17-17-226-013-0000
17-17-226-014-0000

Address: 910 West Van Buren Street, Chicago, Illinois