

UNOFFICIAL COPY

LIEN NOTICE FOR
COMMERCIAL REAL ESTATE
BROKER LIEN

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



Doc#: 1011931116 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2010 03:53 PM Pg: 1 of 3

Edgemark Commercial Real Estate
Services, LLC,
Broker-Claimant

v.

Bellwood Place, LLC, Scarlato
Holdings Bellwood Place, LLC,
Owners

Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 481000169 and whose business address is 2215 York Road, Suite 503, Oak Brook, IL 60523, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled, "Commercial Real Estate Broker Lien Act", and states that:

The following described real property ("Property") located at 110 25th Street, Bellwood, Cook County, Illinois, a/k/a 110 N. 25th Street, Melrose Park, IL, which is legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Property Identification No(s). 15-04-412-008-0000 & 15-09-201-001-0000

Said real property is now owned of record by ("Owners") Bellwood Place, LLC and Scarlato Holdings Bellwood Place, LLC.

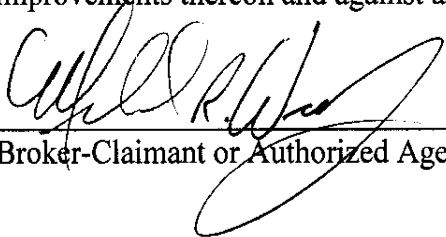
That on December 14, 2006, the Broker-Complainant, or his/her employees or independent contractors, entered into a written agreement with Scarlato Family Trust as the Agent for, or with the knowledge and consent of, the Owner(s) for the lease of said Property.

That the Broker-Complainant provided services to said Owners in that Broker-Complainant, its employees or independent contractors, procured a tenant, namely Trio Spa, willing and able to Lease the Property or a portion thereof, on the terms set forth in the written agreement with the Owner or otherwise acceptable to Owner or the Owner's agent.

That the amount of the commission of fee to which Broker-Complainant is entitled is \$11,000.00 of which \$0 has been paid.

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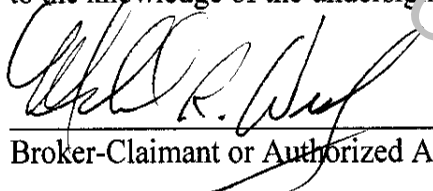
Broker-Complainant now claims a lien on the above-described real property and all improvements thereon and against all persons interested therein in the sum of \$11,000.00.



Broker-Claimant or Authorized Agent

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

Michael R. Wesley, being first duly sworn on his oath, deposes and states that he/she has read the foregoing Lien Notice for Commercial Real Estate Broker Lien and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.



Broker-Claimant or Authorized Agent

Subscribed and sworn to me this 22 day of April 2010

Elizabeth A. Tobison

Notary Public



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

Prepared by: A. Steve Lomvardias, 70 W. Madison, Suite 4500, Chicago, Illinois 60602
Return to: Marty J. Schwartz, 70 W. Madison, Suite 4500, Chicago, Illinois 60602

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 187.00 FEET AND THAT PART OF THE EAST 33.00 FEET LYING NORTH OF THE SAID SOUTH 187.00 FEET OF THE FOLLOWING TRACT OF LAND:

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTERLINE OF THE ELGIN ROAD (WEST LAKE STREET) AND EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO, HAMMOND AND WESTERN RAILROAD COMPANY, (EXCEPT THAT PART TAKEN FOR CONDEMNATION IN CASE NO. 81L14169), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, AND EAST OF A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID SECTION 9, AND 1251.8 FEET WEST OF SAID EAST LINE OF SECTION 9, (EXCEPT THAT PART OF SAID LAST DESCRIBED LAND CONVEYED BY HOMER C. HUNT AND WIFE TO THE CHICAGO, HAMMOND AND WESTERN RAILROAD COMPANY BY DEED DATED JUNE 17, 1897 AND RECORDED JUNE 19, 1897 AS DOCUMENT 2554182, IN BOOK 5906, OF RECORDS, AT PAGE 443, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 110 North 25th Street, Melrose Park, Illinois