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## NOTICE OF BROKER'S CLAIM FOR LIEN

Doc#: 1015822070 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2010 01:12 PM Pg: 1 of 5

Prepared by and mail to:

360 North Michigan Properties, LLC  
c/o MB Real Estate  
One North LaSalle Street  
47<sup>th</sup> Floor  
Chicago, IL 60602  
Attn: General Manager

with a copy to:

Much Shelist Dennenberg Ament and Rubenstein, P.C.  
191 North Wacker Drive  
Suite 1800  
Chicago, IL 60606  
Attn: Mitch Litner

The undersigned, having an address at one South Wacker Drive, Chicago, IL 60606 ("Broker"), hereby files this Notice of Broker's Claim for Lien against 360 North Michigan Properties, LLC c/o MB Real Estate, having an address at One North LaSalle Street, Chicago, IL 60602 ("Owner"), and all other persons having or claiming an interest in the below described real estate, and states as follows:

- 1) As of the date hereof, Owner is the fee simple owner of the following described land in the County of Cook, State of Illinois, common address 360 North Michigan Avenue, Chicago, Illinois 60601, and more particularly described on Exhibit A attached hereto and all improvements located thereon (the "Premises");
- 2) Broker is a licensed real estate broker in the State of Illinois, license number 478.009218.
- 3) That on or about November 19, 2009, Broker and Owner entered into a certain brokerage agreement ("Brokerage Agreement") pursuant to which Broker is entitled to a brokerage commission in the amount of \$102,700.00 (the "Commission") for brokerage services rendered in connection with the leasing of all or a portion of the Premises which is due and payable as of May 23, 2010 (the "Payment Date");
- 4) Pursuant to 770 ILCS 15/10, a claim for lien in the amount of the Commission shall only attach to the Premises upon Owner's failure to pay the Commission to Broker by the Payment Date in accordance with the Brokerage Agreement and, until such time, this Notice of Broker's Claim for Lien is for notice purposes only to satisfy the filing requirements of 770 ILCS 15/10; and
- 5) All information contained herein is true and accurate to the knowledge of Broker.

### BROKER:

CBIZ Gibraltar Real Estate Services, LLC.

By: [Signature]  
Name: STEVEN L. JOSEPH  
Title: President

Dated as of June 3rd, 2010

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STATE OF )  
COUNTY OF ) SS  
)

On the 3rd day of June, in the year 2010, before me, the undersigned a Notary Public in and for said State and County, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same, and that by his/her signature on the instrument, the individual or the entity upon behalf of which the individual acted, executed the foregoing instrument

WITNESS my hand and official seal.



Signature Maria Hayes (Seal)  
Name: \_\_\_\_\_

My Commission Expires: 12/03/11

Property of Cook County Clerk's Office

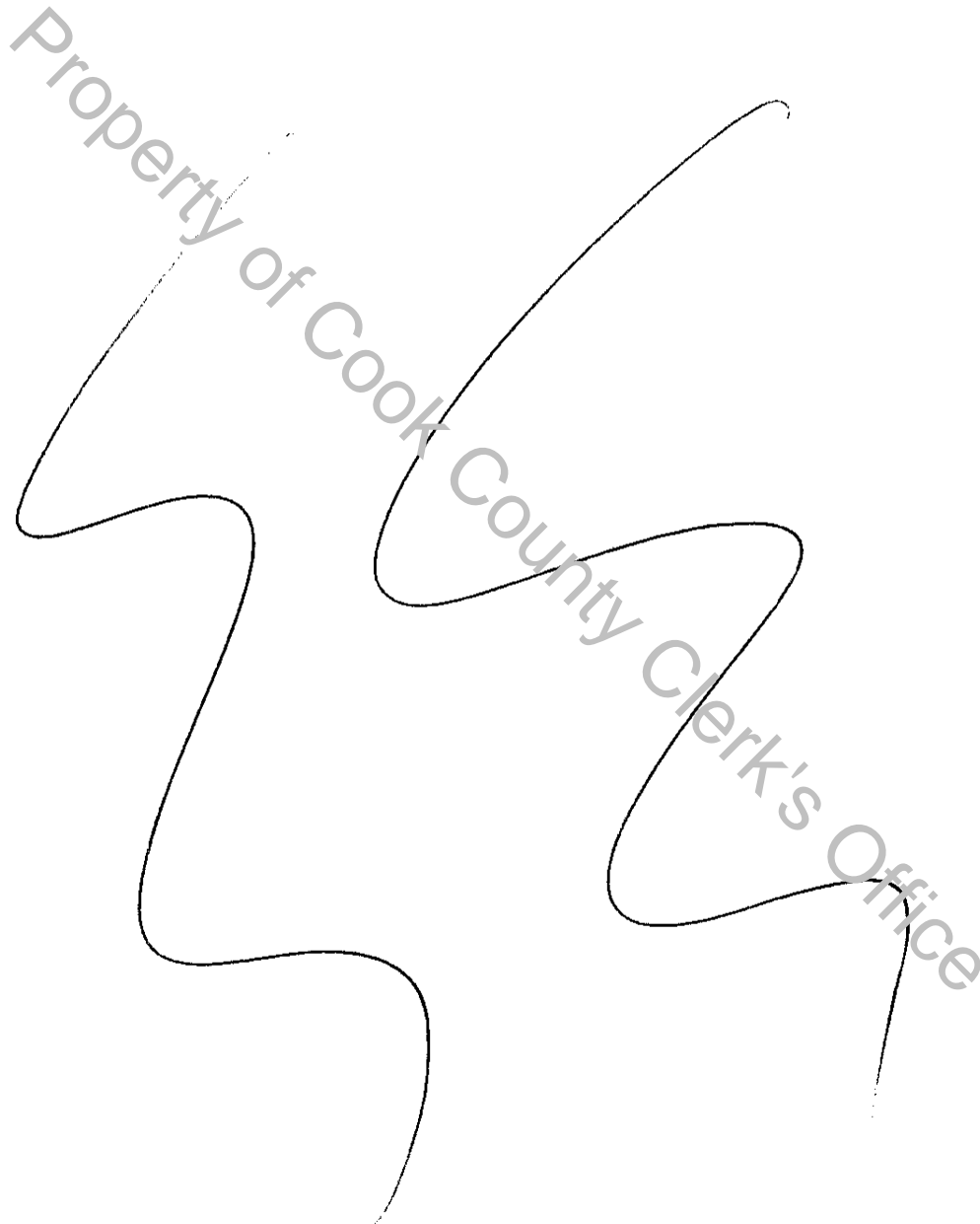
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## EXHIBIT A

[Legal Description]

360 North Michigan Avenue, Chicago, Illinois 60601, including all related land, landscaped areas, driveways, parking facilities and similar improvements to the extent applicable.

Property of Cook County Clerk's Office



**UNOFFICIAL COPY****EXHIBIT A****0021443937**

LOTS 1, 2, 5, 6 AND 9 IN BLOCK 4 IN FORT DEARBORN ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO SUB-LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOTS 3, 4, 7, 8 AND 10 TO 19, INCLUSIVE, IN SAID BLOCK 4;

EXCEPTING FROM THE ABOVE, THE FOLLOWING DESCRIBED PROPERTY:

THAT PART THEREOF LYING NORTH AND NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF LOT 1 IN SAID BLOCK 4, SAID LINE BEING THE WEST LINE OF NORTH MICHIGAN AVENUE, 44.01 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 5; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES WITH SAID EAST LINE OF LOT 1 A DISTANCE OF 40.67 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING WITH THE LAST DESCRIBED LINE AN ANGLE OF 143 DEGREES 03 MINUTES 30 SECONDS TO THE SOUTHEASTERLY LINE OF RIVER STREET (NOW KNOWN AS WACKER DRIVE); AND (FURTHER EXCEPTING FROM SAID PROPERTY A PORTION OF SAID LOT 2 IN BLOCK 4 AND OF SUB-LOT 1 OF SAID RESUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF RIVER STREET WITH THE SOUTHERLY LINE OF THE PLAZA (CREATED BY AN ORDINANCE OF THE CITY COUNCIL OF CHICAGO, PASSED MARCH 23, 1914 FOR THE OPENING AND WIDENING OF MICHIGAN AVENUE) AND RUNNING THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE, A DISTANCE OF 49.139 FEET TO ITS INTERSECTION WITH A LINE DRAWN 4.833 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE PLAZA ABOVE DESCRIBED; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 0.901 FEET; THENCE NORTHWESTERLY ALONG A LINE DRAWN 0.542 FEET SOUTHERLY FROM AND PARALLEL WITH THE AFORESAID SOUTHERLY LINE OF THE PLAZA, A DISTANCE OF 25.076 FEET TO ITS INTERSECTION WITH A LINE DRAWN 23.343 FEET SOUTHEASTERLY FROM AND PARALLEL WITH SAID SOUTHEASTERLY LINE OF RIVER STREET; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 4.833 FEET; THENCE NORTHWESTERLY ALONG A LINE DRAWN 5.375 FEET SOUTHERLY FROM AND PARALLEL WITH THE AFORESAID SOUTHERLY LINE OF THE PLAZA, A DISTANCE OF 23.343 FEET TO ITS INTERSECTION WITH SAID SOUTHEASTERLY LINE OF RIVER STREET; AND THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 5.375 FEET TO THE POINT OF BEGINNING); ALSO (EXCEPTING A PORTION OF LOTS 1 AND 2 IN SAID BLOCK 4 IN FORT DEARBORN ADDITION TO CHICAGO AFORESAID DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE PLAZA, AFORESAID, WHICH POINT IS 22.933 FEET WEST OF SAID WEST LINE OF SAID NORTH MICHIGAN AVENUE AND RUNNING THENCE NORTH ON A LINE PARALLEL WITH SAID WEST LINE, A DISTANCE OF 4.833 FEET; THENCE WEST ALONG A LINE PARALLEL WITH

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THE AFORESAID SOUTH LINE OF THE PLAZA, A DISTANCE OF 24.164 FEET TO ITS INTERSECTION WITH SAID SOUTHERLY LINE OF THE PLAZA; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 8.041 FEET TO ITS INTERSECTION WITH SAID SOUTHERLY LINE OF THE PLAZA; AND THENCE EAST ON SAID SOUTH LINE, A DISTANCE OF 17.737 FEET TO THE PLACE OF BEGINNING);

ALSO THE NORTHEASTERLY 1/2 OF LOT 4 ADJOINING LOT 3 IN LOOMIS AND OTHERS RESUBDIVISION OF LOTS 3, 4, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 19 IN BLOCK 4 IN FORT DEARBORN ADDITION TO CHICAGO, IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF IN COOK COUNTY, ILLINOIS.

17-10-300-001

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