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COMMERCIAL REAL ESTATE

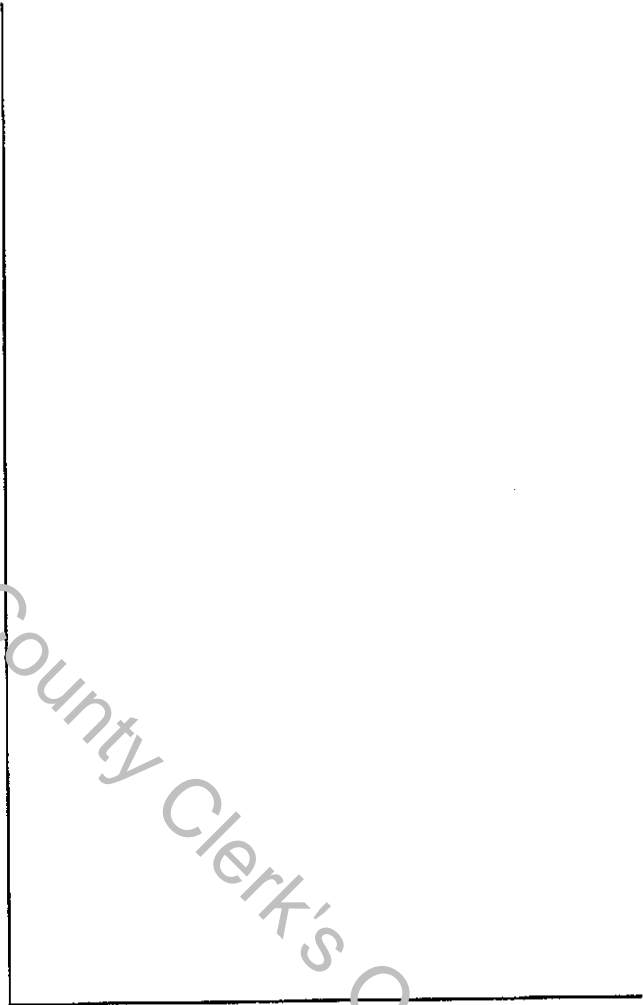
BROKER'S CLAIM OF LIEN



Doc#: 1033522088 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2010 03:07 PM Pg: 1 of 3

State of Illinois)
) SS
County of Cook)

Property of Cook County Clerk's Office



Recorder's Stamp

The Claimant, the Sierra Group, Inc., an Illinois Corporation d/b/a Sierra Realty Advisors, a commercial real estate brokerage company, Claimant, Illinois commercial broker's license number of 478.011315 by Marc A. Offit, one of its commercial real estate brokers, Illinois commercial broker's license number of 475.10964, hereby claims against RDM Development and Investment, LLC, an Illinois Limited Liability Company, or its assignees, 1200 Ashland LLC, an Illinois Limited Liability Company as successor in interest to RDM Development and Investment, LLC and KOMO NC4000 LLC, an Illinois Limited Liability Company as successor in interest to 1200 Ashland LLC, (hereinafter referred to as "Owner(s)" of the real estate commonly known as 1200 N. Ashland Avenue, Units C-1 and C-2, Chicago, Illinois 60622 which are legally described as follows:

UNITS C-1 and C-2 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 5, 6, 7, 8 AND LOT 9 (EXCEPTING THEREFROM THAT PART THEREOF LYING EAST

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OF A LINE 60 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 6) IN FISH'S SUBDIVISION OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTH EAST ¼ AND THE EAST ¼ OF THE NORTH WEST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH OF PLAT SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 16 2007 AS DOCUMENT NO. 0713615163, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN#: 17-06-235-130-1002 (Unit C-1)

PIN# 17-06-235-130-1003 (Unit C-2)

a lien on the heretofore described real estate for a commission in the sum of Two Hundred and Fifty Thousand Dollars (\$250,000.00) due claimant, The Sierra Group, Inc. d/b/a Sierra Realty Advisors.

On January 31, 2007, RDM Development and Investment, LLC or is assigns Landlord/Owner of the real estate on the northwest corner of Division and Ashland commonly known as 1200 North Ashland, Chicago, Illinois 60622, executed a Procuring Broker Commission Agreement with The Sierra Group, Inc. d/b/a Sierra Realty Advisors wherein it agreed to pay The Sierra Group, Inc. d/b/a Sierra Realty Advisors, a brokerage commission in the sum of Two Hundred and Fifty Thousand Dollars (\$250,000.00) for procuring CVS Pharmacy or entity thereof as Lessee of the aforescribed real estate.

On April 7, 2008, a Lease for the aforescribed real estate was executed by 1200 Ashland, LLC, Landlord and Owner as successor in interest to RDM Development, LLC and Tenant, Highland Park CVS L.L.C. an Illinois Limited Liability Company. Highland Park CVS L.L.C. took possession of the property on November 1, 2010. There are no credits due on account thereof and the balance of Two Hundred and Fifty Thousand Dollars (\$250,000.00) plus interest thereon remains due and owing Claimant who claims a lien on the real estate heretofore described and the improvements thereon.

Dated this 31st day of November, 2010

Chicago, Illinois

THE SIERRA GROUP, INC.

D/B/A SIERRA REALTY ADVISORS

By: _____

Marc A. Offit
Marc A. Offit - Broker

State of Illinois) SS

County of Cook)

Affiant, Marc A. Offit, being first duly sworn, on oath deposes and states that he is an Officer and

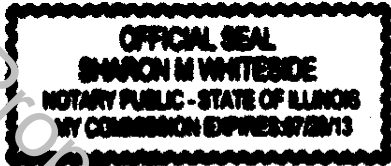
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Commercial Real Estate Broker of The Sierra Realty Group, Inc. d/b/a Sierra Realty Advisors, the Claimant; that he has read the foregoing Claim for Lien and knows the contents thereof and that all of the statements therein contained are true.



Marc A. Offit- Officer and Broker

Subscribed and sworn before me this 20th day of November, 2010



Notary Public

Drafted by:

Jerold J. Shapiro

Kamm, Shapiro & Demuth, Ltd.

17 N. State Street, Suite 990

Chicago, Illinois 60602

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