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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



Doc#: 1115934079 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/08/2011 02:21 PM Pg: 1 of 5

VERIFIED NOTICE OF BROKER'S LIEN

The lien claimant, Mid-America Real Estate Corporation, an Illinois Corporation, with an address at One Parkview Plaza, Ninth Floor, Oakbrook Terrace, Illinois, hereby files a claim for Broker's Lien against Harlem & Grand, L.L.C., an Illinois limited liability company (hereinafter referred to as "Owner"), who owns the following described premises (hereinafter "Property"), to-wit:

See legal description attached hereto as Exhibit "A".

The Permanent real estate tax numbers are: 13-30-324-024-0000;
13-30-324-025-0000; and
13-30-324-016-0000

Claimant states as follows:

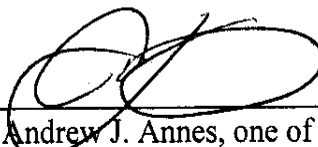
1. Claimant is a real estate broker with a license number of 478.004522.
2. On or about May 20, 2009, the claimant and Owner, by and through its agent and manager, Mariano Mollo, memorialized their agreement whereby Owner agreed to pay Claimant a commission fee equal to three percent (3%) of the net rent over the primary term of the lease, equaling the total amount of \$115,000.00, in exchange for procuring JP Morgan Chase Bank ("Tenant") as a prospective tenant for the Property, in the event a lease is signed between the Landlord and Tenant ("Agreement").
3. Pursuant to the Agreement, a payment of one-half (1/2) of the total commission fee was payable upon the Tenant's receipt of its building permit, and the other one-half (1/2) was payable upon Tenant opening for business or rent commencement, whichever comes first.
4. On February 22, 2010, the Owner and Tenant entered into a lease agreement.
5. The Owner has paid Claimant the first installment in the amount of \$57,500.00.

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6. Upon knowledge and belief, the Tenant took delivery of the Property in March, 2011.
7. The second installment of \$57,500.00 is, or shall become, due to Claimant from Owner pursuant to the Agreement.
8. The Claimant hereby claims a Broker's Lien in the amount of \$57,500.00 against Owner and on said Property, and any interest and proceeds thereof, pursuant to 770 ILCS 15/1 *et seq.*

Mid-America Real Estate Corporation

By: _____


Andrew J. Annes, one of its attorneys

Property of Cook County Clerk's Office

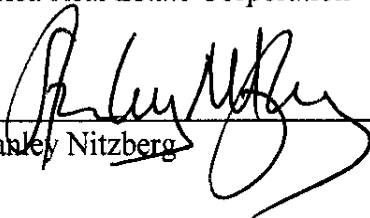
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AFFIDAVIT

The affiant, Stanley Nitzberg, being duly sworn on oath, deposes and states that he is a principal and an Executive Vice President of Mid-America Real Estate Corporation, the lien claimant; that he has read the above and foregoing notice of lien; that he has knowledge of the contents thereof and that the information contained in the notice of lien is true and accurate to his knowledge.

Mid-America Real Estate Corporation

By: 
Stanley Nitzberg

SUBSCRIBED and SWORN to before me
this 1st
day of June, 2011.


Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION



CHICAGO TITLE INSURANCE COMPANY

505 N. NORTH AVE., CAROL STREAM, IL 60188

TRACT INDEX SEARCH

Order No. 1408 H25254799 HE

Additional Tax Numbers:

Legal Description:

PARCEL 1:

LOTS 21, 22, 23 AND 24 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF T. 40, SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 25, 26, 27 AND 28 IN GEORGE W. PRASSA'S ADDITION TO MONTCLARE, A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRAILER (11)

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NOTICE OF BROKER'S LIEN SERVICE LIST

Harlem & Grand, LLC
c/o George Kouvelis, its Registered Agent
800 N. Addison Ave.
Elmhurst, IL 60126

Parkway Bank & Trust Co.
4800 N. Harlem Avenue
Harwood Heights, IL 60706

Property of Cook County Clerk's Office