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NOTICE OF BROKER'S LIEN CLAIM

Doc#: 1204839101 Fee: \$60.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/17/2012 03:08 PM Pg: 1 of 2

Prepared by and Return to:)
Ehrenberg & Egan, LLC)
321 N. Clark Street)
Suite 1430)
Chicago, Illinois 60654)
)
)

(space reserved for recorder's use only)

The undersigned, Titan Commercial LLC, an Illinois limited liability company ("Titan"), a commercial real estate broker licensed by the State of Illinois pursuant to Illinois real estate license number 481 910751, entered into a letter agreement (the "Agreement"), dated September 9, 2010, with 4020 W. Irving Park Road LLC ("Owner"), one of the owners of the commercial real estate (the "Property") legally described in Exhibit A attached hereto and made a part hereof and commonly known as 4020 West Irving Park Road, Chicago, Illinois, for the payment by Owner to Titan of a real estate broker's commission (the "Commission").

Pursuant to the terms of the Agreement, the amount of the Commission payable by Owner to Titan is Seventeen thousand and 00/100 dollars (\$17,500.00). No portion of the Commission has been paid to Titan. All of the Commission is due and payable to Titan.

Pursuant to the terms of the Agreement, Owner is required to pay all attorneys' fees, court costs and expense which are incurred by Titan in enforcing the Agreement.

Pursuant to the Illinois Commercial Real Estate Broker Lien Act, 770 ILCS 15/1, Titan is entitled to a lien, and hereby claims a lien, upon the Property for the sum of (a) Seventeen thousand, Five Hundred and 00/100 dollars (\$17,500.00), plus (b) all attorneys' fees, court costs and expenses which are incurred by Titan in enforcing the Agreement.

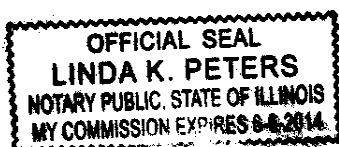
Titan hereby states that the information in this Broker's Lien Claim is true and correct to the knowledge of Titan.

IN WITNESS WHEREOF, Titan has executed this Notice of Broker's Lien Claim this 16th day of February, 2012.

Titan Commercial LLC,
An Illinois limited liability company

Benjamin Rosenfield
Duly Authorized Agent.

*Notarized by Linda K. Peters
on 16th day of February, 2012.*



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EXHIBIT A

THE EAST 81.35 FEET OF LOT 11 AND THE EAST 15 FEET OF THE WEST 100 FEET OF LOT 11 AND THE WEST 25 FEET OF THE SOUTH 131.70 FEET OF LOT 10 IN THE RESUBDIVISION OF BLOCK 22 IN IRVING PARK SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, ALL IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-15-424-020-0000

ADDRESS OF PROPERTY: 4020 W. Irving Park Road, Chicago, Illinois 60641

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