

UNOFFICIAL COPY

Amount of Lien Claim: \$89,189.00

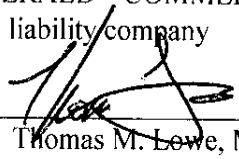
Real Estate License Number of Broker: 481.010543 (managing broker: Thomas M. Lowe, license number # 475.1103180)

Claimant states as follows:

1. On or about August 13, 2010, and subsequently, Owner owned fee simple title to the Property.
2. Claimant entered into a written listing agreement with Owner, or its duly authorized agent, dated March 10, 2011 (the "Listing Agreement"), under which Claimant agreed to seek to obtain a tenant for the Property in accordance with the terms thereof.
3. Thereafter, Claimant procured a tenant for the Property, JP Morgan Chase Bank, N.A. ("Chase"), and Owner entered into a lease of the Property with said tenant.
4. The tenant under the lease will take possession of the Property and construct its improvements thereon.
5. As a result of the foregoing, Claimant was owed a commission in accordance with the Listing Agreement in the amount of \$89,189.00.
6. Thereafter, Claimant and Owner agreed to amend said Listing Agreement to reduce amount of the commission owed to the amount of \$89,189.00.
7. Claimant has demanded payment of said commission from the Owner, but the Owner has failed and/or refused to pay same.
8. Claimant claims a lien on the Property (including all land and improvements thereon) in the amount of \$89,189.00, plus interest.

Dated: June 18, 2012

FITZGERALD COMMERCIAL, LLC, an Illinois
limited liability company

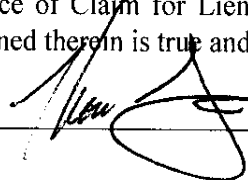
By 
Thomas M. Lowe, Manager

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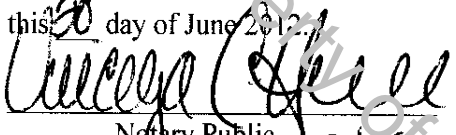
VERIFICATION

STATE OF ILLINOIS)
) ss:
 COUNTY OF COOK)

Thomas M. Lowe, being first duly sworn on oath, states that he is the Manager of Claimant, FITZGERALD COMMERCIAL, LLC, an Illinois limited liability company, that he is authorized to sign this verification, that he has read the foregoing Notice of Claim for Lien under the Commercial Real Estate Broker Lien Act and that the information contained therein is true and accurate to his knowledge.



Subscribed and sworn to before me
 this 20 day of June 2012



Notary Public

My commission expires 9/28, 2014



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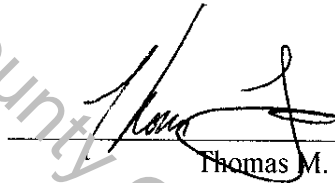
AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Thomas M. Lowe, being duly sworn, on oath deposes and says that on the 20th day of June, 2012, he served the forgoing Notice of Claim for Lien under the Commercial Real Estate Broker Lien Act on the Owner by depositing same in the U.S. Mail with proper postage prepaid, certified mail, return receipt requested, addressed as follows:

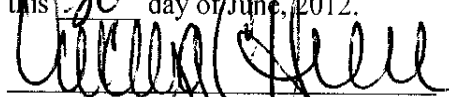
Wheels of Chicago
c/o Al Levitt, 6501, LLC
6229 N. Western Avenue
Chicago, IL. 60659 for:

Wheels of Chicago c/o Al Levitt, 6501 N. Western Avenue., LLC and 6159 N. Western Avenue., LLC and Chicago Title Land Trust Company, As Trustee under that certain Trust Agreement dated April 29, 1998 and known as Trust Number 121727, Oleg Levit and sole beneficiary under the Parcel 1 Trust and Oleg Levitt Levit individually.



Thomas M. Lowe

Subscribed and sworn to before me
this 20 day of June, 2012.



Notary Public

My commission expires 9/28, 2014.

