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This document after recording should be returned to:

Thomas Lowe Fitzgerald Commercial 150 N. Wacker, Suite 1717 Chicago, IL 60606



Doc#: 1217218065 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 06/20/2012 02:00 PM Pg: 1 of 4

NOTICE OF CLAIM FOR LIEN UNDER THE COMMERCIAL REAL ESTATE BROKER LIEN ACT

STATE OF ILLINCIS)	SS:
COUNTY OF COOK)	55.

The claimant, FITZGERALD COMMERCIAL, LLC, an Illinois limited liability company ("Claimant"), with an address at 150 N. Wacker Drive, #1717, Chicago, IL 60606, hereby files its notice of lien pursuant to the Commercial Real Estate Broker Lien Act, 770 ILCS 15/1, et seq., and states as follows:

Name of Claimant: FITZGERALD COMMFACIAL, LLC, an Illinois limited liability company

Name of Owner:

Wheels of Chicago c/o Al Levist, 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.

Description of the property (the "Property"):

PARCEL 1: THE SOUTH 133 FEET OF THE NORTH 166 FEET OF THE WES" ALF OF THE WEST HALF OF THE NORTHWEST 14 OF THE SOUTHWEST 14 OF THE NORTHWEST 14 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING WEST OF A LINE 50 PERSON OF AND PARALLEL WITH THE WEST LINE OF SECTION 6 AND EXCEPT THE EAST 8 FEET THEREOF IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 50.0 FEET OF THE NORTH 316.0 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 50 FEET THEREOF CONDEMNED FOR WESTERN AVENUE AND EXCEPT THE EAST 8.0 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 100.0 FEET OF THE NORTH 266.0 OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 50.0 FEET THEREOF CONDEMNED FOR WESTERN AVENUE AND EXCEPT THE EAST 8.0 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

SWC of Granville Avenue and Western Avenue, Chicago, IL. Cook County

PIN(s): 14-06-112-003-0000 14-06-112-002-0000 14-06-112-018-0000

Common Address: SWC of Granville Avenue and Western Avenue, Chicago, IL. Cook County

1217218065 Page: 2 of 4

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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, Chain procured a tenant for the Property, JP Morgan Chase Bank, N.A. ("Chase"), and Owner entered impages 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

Thomas M Lowe Manager

1217218065 Page: 3 of 4

The Clark's Office

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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 sword to before me

this day of June 2012.

Nothry Public My commission expires

6,2014

OFFICIAL SEAL
VINCENZA C HERRE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/28/14

1217218065 Page: 4 of 4

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AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
COUNTY OF COOK) ss:
Thomas M. Lowe, being duly sworn, on oath deposes and says that on the day of June, 2012 he served the forgoing Notice of Claim for Lien under the Commercial Real Estate Broker Lien Act of the Owner by depositing same in the U.S. Mail with proper postage prepaid, certified mail, return receip requested, addressed as follows:
Wheels of Chicago c/c 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. LC 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.
Subscribed and sworn to before me this day of June, 2012. Notary Public
My commission expires $\boxed{204}$, 204 .
OFFICIAL SEAL VINCENZA C HERRE NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/28/14