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Doc#: 1218034069 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/28/2012 01:09 PM Pg: 1 of 4

This document after recording should be returned to:

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

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

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

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 COMMERCIAL, LLC, an Illinois limited liability company

Name of Owner: 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 Levitt and sole beneficiary under the Parcel 1 Trust and Oleg Levitt Levitt individually.

Description of the property (the "Property"):

PARCEL 1: THE SOUTH 133 FEET OF THE NORTH 166 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST 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

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Amount of Lien Claim: \$44,594.50

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 \$44,594.50.
6. Thereafter, Claimant and Owner agreed to amend said Listing Agreement to reduce amount of the commission owed to the amount of \$44,594.50.
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 \$44,594.50, plus interest.

Dated: June 28, 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)

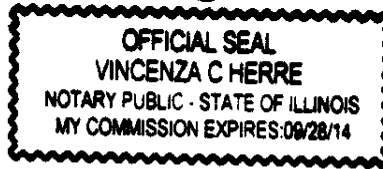
Thomas M. Lowe, being first duly sworn on oath, states that he is the Manager of Claimant, FITZGERALD COMMERCIAL, LLC, an Illinois limited liability company, that he is authorized to sign this verification, that he has read the foregoing Notice of Claim for Lien under the Commercial Real Estate Broker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

Thomas M. Lowe

Subscribed and sworn to before me
 this 28 day of June 2014

Vincenza C Herre

 Notary Public
 My commission expires 9/28, 2014



Property of Cook County Clerk's Office

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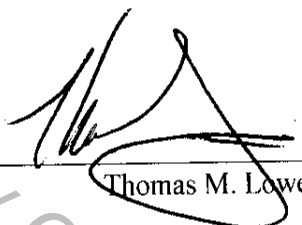
AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

Thomas M. Lowe, being duly sworn, on oath deposes and says that on the __ 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:

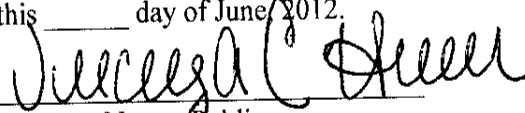
Wheels of Chicago
c/o Al Levitt, 6501, LLC
6229 N. Western Avenue
Chicago, IL. 60659 for:

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 ____ day of June, 2012.



Notary Public

My commission expires 9/28, 2014

