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1229939001

Doc#: 1229939001 Fee: $46.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 10/25/2012 09:05 AM Pg: 1 of 5

JDC Group, Inc.
f/b/o North Star Trust Co Trust #LB 10-2911
2548-58 S. Federal Street
Chicago, IL 60616

8/10/12

Property of Cook County Clerk's Office

JDC Group, LLC:

Pursuant to the Commercial Real Estate Broker Lien Act (770 ILCS 15), we hereby record and make public the existence of our agreed & accepted invoice/installment payment agreement dated 8/10/12, which relates to the commercial lease dated 8/10/12 by and between JDC Group, Inc. f/b/o North Star Trust Co Trust #LB 10-2911 and Hot Pepper International Entertainment Corp.

PIN #: 17-28-235-002-0000
PIN #: 17-28-235-003-0000
PIN #: 17-28-235-004-0000

Legal Descriptions attached herewith.

Duly & respectfully recorded,

Scott M. Siegel (ID# 180691)
SRFG, Inc. (ID# 84315) d/b/a
Siegel Realty & Finance Group
773-968-1110
scott@scottmsiegel.com

Signed & sworn before me this 21 day of August, 2012.

Notary Public

"OFFICIAL SEAL"
JUSTIN PIKE
Notary Public, State of Illinois
My Commission Expires June 29, 2015
Commission No. 751795

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SIEGEL REALTY
& FINANCE GROUP

INVOICE

Date: 8/6/12

Name: Mr. Michael Sahli, Landlord/owner ("Principal")
c/o JDC Group, Inc., et al or a partner,
parent, subsidiary, affiliate or assignee
17W300 22nd Street, Suite 200
Oakbrook Terrace, IL 60181

RE: The interior 3RD Floor, 4th Floor & Tower industrial lease at 2548-58 S. Federal Street Chicago, IL 60616

Lease Year	SQ FT	X $psf	Equals Gross	X 1.5% Co-Op
1	30,600	$ 10.00	$ 306,000.00	$ 4,590.00
2	30,600	$ 10.30	$ 315,180.00	$ 4,727.70
3	30,600	$ 10.61	$ 324,635.40	$ 4,869.53
4	30,600	$ 10.93	$ 334,374.46	$ 5,015.62
5	30,600	$ 11.26	$ 344,405.70	$ 5,166.09
6	30,600	$ 11.59	$ 354,737.87	$ 5,321.07
7	30,600	$ 11.94	$ 365,380.00	$ 5,480.70
8	30,600	$ 12.30	$ 376,341.40	$ 5,645.12
9	30,600	$ 12.67	$ 387,631.64	$ 5,814.47
10	30,600	$ 13.05	$ 399,260.59	$ 5,988.91
			$ 3,507,947.07	$ 52,619.21

Total Co-op Commission Due Siegel Realty & Finance Group: **$ 52,619.21**

INSTALLMENT PAYMENT AGREEMENT:

1) Immediately upon Tenant's receipt of it's liquor & PPA Licenses, Principal shall make installment payment #1 in the amount of $14,187.23, which is equal to years' 1-3 of the commission due.
PROVIDED TENANT IS NOT IN DEFAULT THEN
2) 366 days after installment payment #1 becomes due, Principal shall make the final remaining payment #2 in the amount of $38,431.98.

Principal agrees that this Invoice & Installment Payment Agreement shall be binding upon its heirs, successors and/or assignees. In the event Principal sells or otherwise disposes of its interest in the Property, Principal shall remain liable for payment of the commissions provided for in this Agreement and any agreement of which it is a part, including, without limitation, the commission obligations set forth in this Invoice, unless the purchaser, lessee or transferee assumes all of such obligations in writing.

Kindly issue payments in the form of a cashier's or official bank check.

Acknowledged and agreed,

Mr. Michael Sahli, Landlord/owner ("Principal")
c/o JDC Group, Inc., et al or a partner,
parent, subsidiary, affiliate or assignee

8/10/12
Date

Scott M. Siegel
Scott M. Siegel
Managing Broker

8/6/12

525 W. Hawthorne Place Suite 2008 Chicago, IL 60657 Phone: 773-968-1110 eFax: 773-345-0442 eMail: Scott@ScottMSiegel.com
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Office of the Cook County Clerk

Map Department Legal Description Records

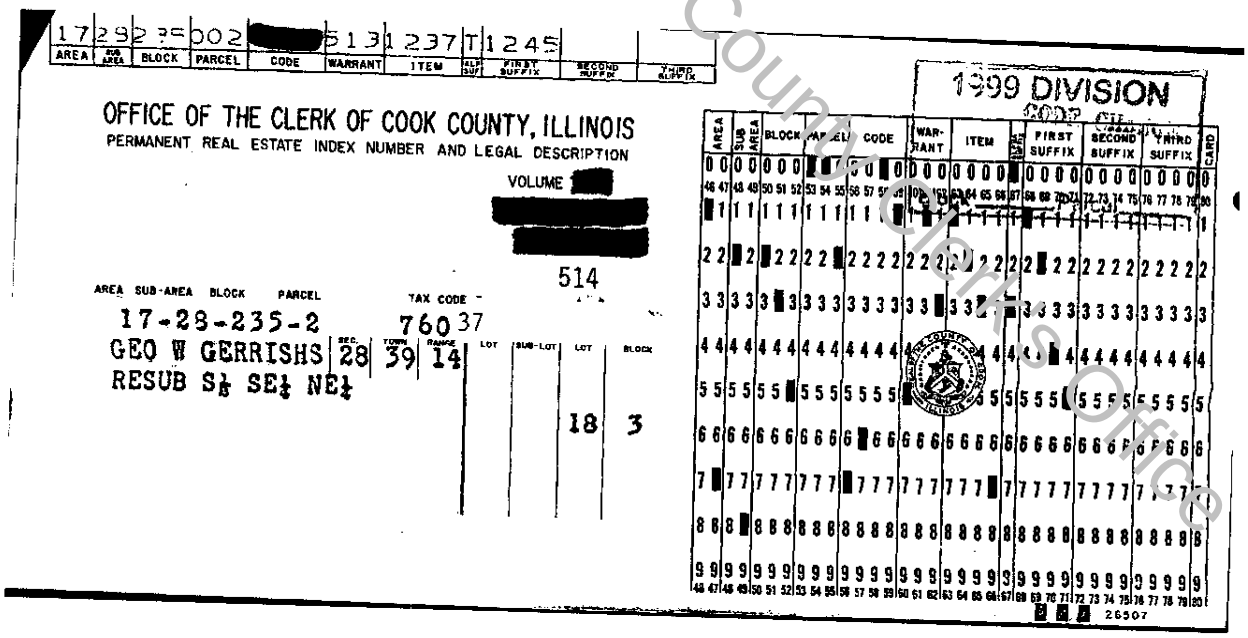
P.I.N. Number: 17282350020000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card" available from the counter clerk or at our website www.cookctyclerk.com

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number"). If this is not the item you requested, please notify the counter clerk.

Property of Cook County Clerk's Office



17 28 2 35 002 [redacted] 5 13 1 237 T 1 2 4 5

AREA | SUB AREA | BLOCK | PARCEL | CODE | WARRANT | ITEM | ALP SUF | FIRST SUFFIX | SECOND SUFFIX | THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [redacted]

514

AREA SUB-AREA BLOCK PARCEL
17-28-235-2

TAX CODE
76037

GEO W GERRISHS
RESUB S½ SE¼ NE¼

SEC. 28 TOWN 39 RANGE 14

LOT | SUB-LOT | LOT | BLOCK
18 | 3

1999 DIVISION

AREA | SUB AREA | BLOCK | PARCEL | CODE | WARRANT | ITEM | ALP SUF | FIRST SUFFIX | SECOND SUFFIX | THIRD SUFFIX | CARD

26507

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 17282350030000

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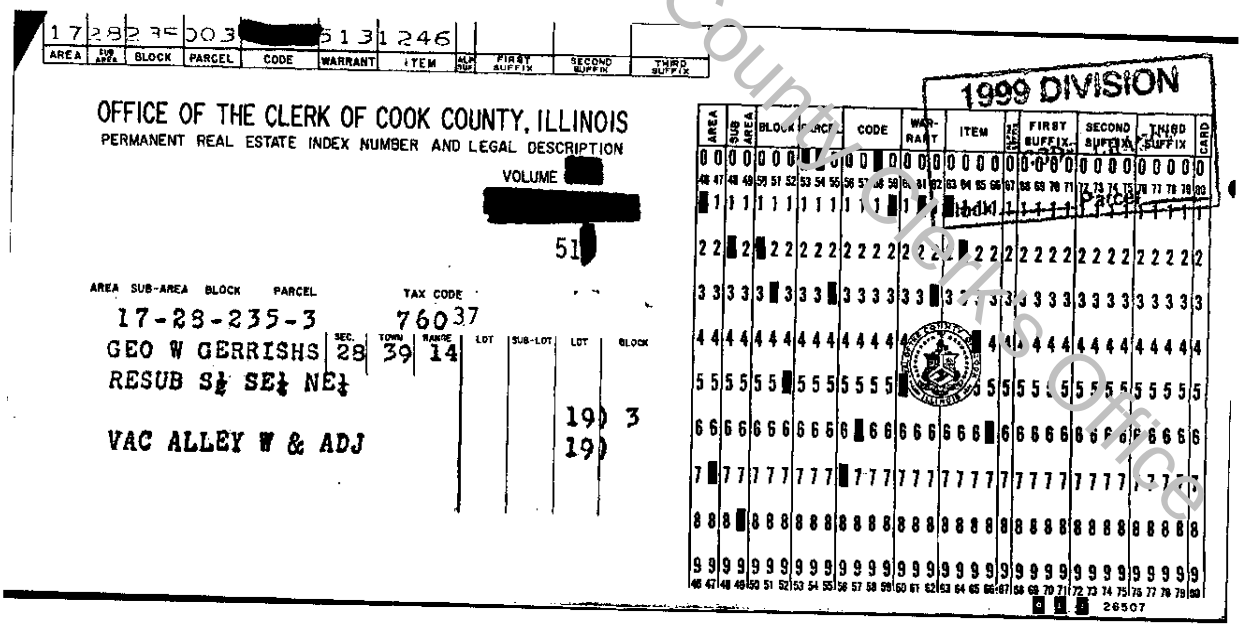
Property of Cook County Clerk's Office



OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [redacted]

AREA SUB-AREA BLOCK PARCEL TAX CODE
17-28-235-3 76037
GEO W GERRISHS SEC. 28 TOWN 39 RANGE 14
RESUB S½ SE¼ NE¼
VAC ALLEY W & ADJ

LOT 19 SUB-LOT 3 LOT 19 BLOCK

1999 DIVISION

UNOFFICIAL COPY

Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 17282350040000

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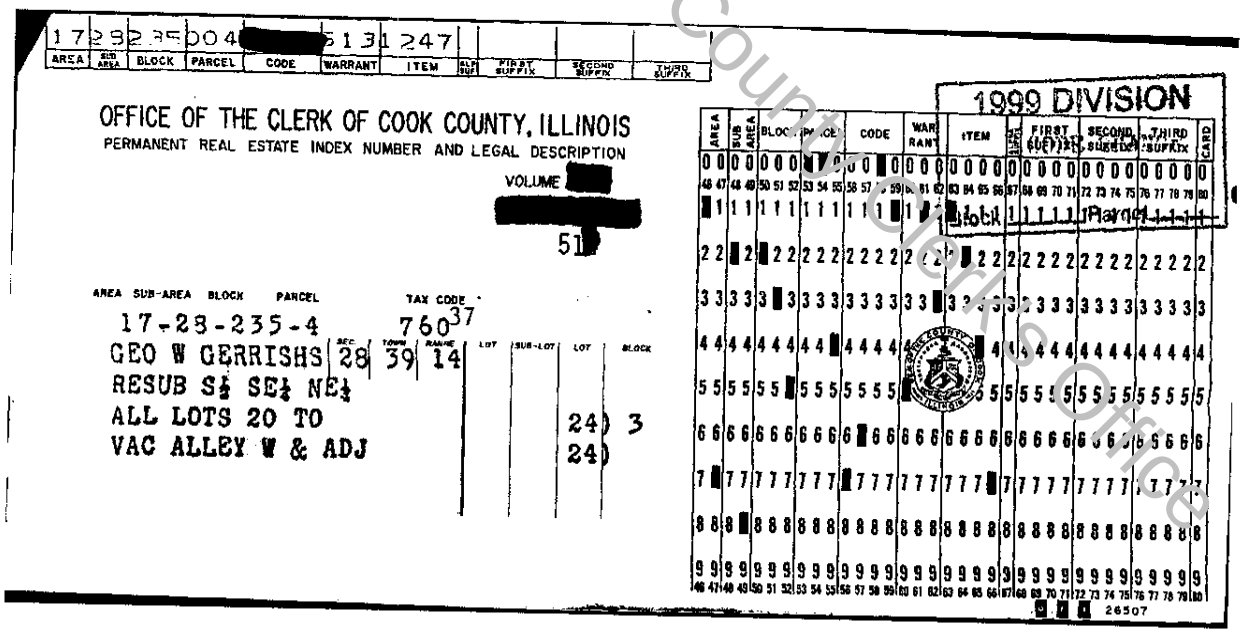
Property of Cook County Clerk's Office



17 28 2 35 04 [redacted] 5 1 3 1 247

AREA | SUB AREA | BLOCK | PARCEL | CODE | WARRANT | ITEM | SUF | FIRST SUFFIX | SECOND SUFFIX | THIRD SUFFIX

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME [redacted]
[redacted]
51[redacted]

AREA SUB-AREA BLOCK PARCEL TAX CODE
17-28-235-4 76037
GEO W GERRISHS SEC 28 TOWN 39 RANGE 14 LOT SUB-LOT LOT BLOCK
RESUB S½ SE¼ NE¼
ALL LOTS 20 TO 24 3
VAC ALLEY W & ADJ 24

1999 DIVISION

AREA | SUB AREA | BLOCK | PARCEL | CODE | WARRANT | ITEM | SUF | FIRST SUFFIX | SECOND SUFFIX | THIRD SUFFIX | CARD

26507