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COMMERICAL REAL
ESTATE BROKER'S
NOTICE AND CLAIM
FOR LIEN 770 ILCS 15/1 *et seq.*



Doc#: 1233344034 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/28/2012 11:48 AM Pg: 1 of 5

ORIGINAL

Via Certified Mail To:

Owner

Arlington Ridge LLC
c/o Arlington Ridge Manager LLC
555 W. Jackson Blvd., Suite 500
Chicago, Illinois 60661

Owner

Arlington Ridge LLC
c/o Special Assets LLC
555 W. Jackson Blvd., Suite 500
Chicago, Illinois 60661

Owner

Arlington Ridge LLC
c/o Michael J. Tuchman
2 N. LaSalle St., Suite 1300
Chicago, Illinois 60602

Owner

Arlington Ridge LLC
c/o Ari Shulman
555 W. Jackson Blvd., Suite 500
Chicago, Illinois 60661

Mortgagee

First Midwest Bank
8501 West Higgins Road, Suite 1
Chicago, Illinois 60631

Tenant

Infinite Convergence Solutions, Inc.
3231 North Wilke Rd.
Arlington Heights, Illinois 60004

Mortgagee

First Midwest Bank
770 West Dundee Road
Arlington Heights, Illinois 60004

1. Claimant, Colliers Bennett & Kahnweiler Inc. d/b/a Colliers International (hereinafter "Broker"), is a licensed real estate broker (Real Estate License No. 471.002309) that maintains its principal place of business at 6250 N. River Road, Suite 11-100, Rosemont, Illinois 60018, and hereby files a claim for lien against Arlington Ridge LLC (hereinafter "Owner") and any other persons claiming to be interested in the Property described herein and further identified in Exhibit A.

2. That prior to and on August 1, 2012, Owner owned certain commercial real property located at the common address of 3201-3231 North Wilke Road, Arlington Heights, Illinois 60004, Permanent Index Number 03-07-100-007-0000 and further legally described in Exhibit A attached hereto and incorporated herein ("the Property").

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3. Upon information and belief, Broker is a real estate broker to Owner and Owner has interests in the Property.

4. On or about September 23, 2009, Owner entered into a contract with Broker to sell or lease the Property.

5. On or about May 24, 2010, Broker brokered a lease with Infinite Convergence Solutions, Inc. (hereinafter "Tenant") for 14,290 square feet of space located in the Property, for which Broker received a commission.

6. On or about March 9, 2012, Owner entered into an agreement with Broker, extending the duration of the September 23, 2009, contract to December 31, 2012, (the original contract and extension are hereinafter referred to as the "Contract"). The Contract entitles Broker to certain commissions if Broker is able to sell or lease the Property according to the Contract's terms.

7. On or about August 1, 2012, Broker brokered a second lease with Tenant, this time for an additional 5,261 square feet of space at the Property.

8. Broker completed all that was required pursuant to the Contract on August 1, 2012.

9. Upon information and belief the Tenant took possession of the space for which a commission is due under the second lease on or about September 1, 2012.

10. A balance remains due and owing to Broker from Owner under the Contract in the amount of Eighty Nine Thousand Four Hundred Seventy Two and 50/100 Dollars (\$89,472.50) for the second lease to Tenant.

11. There is currently due, unpaid and owing to Broker for the above described services under the Contract the sum of Eighty Nine Thousand Four Hundred Seventy Two and 50/100 Dollars (\$89,472.50) plus interest, attorneys' fees and costs.

12. Broker hereby claims a Commercial Real Estate Broker's Lien against the Property, all improvements made to the Property and any money or other consideration due or to become due from the Owner, and against any other interest in the Property allowed to Broker by law, against any and all persons interested in the amount of Eighty Nine Thousand Four Hundred Seventy Two and 50/100 Dollars (\$89,472.50) plus interest, attorneys' fees and costs.

13. The information contained in this Commercial Real Estate Broker's Notice and Claim for Lien is true and accurate to the knowledge of William M. Fausone, President and Chief Operating Officer of Broker.

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Dated: November 28, 2012

Colliers Bennett & Kahnweiler Inc. d/b/a Colliers
International

By: 

William M. Fausone, President &
Chief Operating Officer

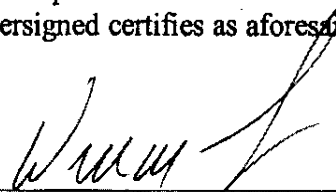
Prepared by and return to:
William M. Fausone
6250 N. River Road, Suite 11-100
Rosemont, Illinois 60018

Property of Cook County Clerk's Office

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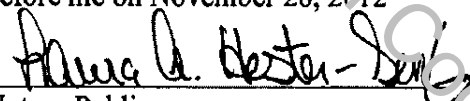
VERIFICATION

I, William M. Fausone, being first duly sworn on oath, under penalties of perjury and as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, depose and state that I am the President & Chief Operating Officer for Colliers Bennett & Kahnweiler Inc. d/b/a Colliers International, the above mentioned claimant, and that I am duly authorized to make this Commercial Real Estate Broker's Notice and Claim for Lien on its behalf; that I have read the above and foregoing Commercial Real Estate Broker's Notice and Claim for Lien and certify that the statements set forth therein are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



William M. Fausone

SUBSCRIBED AND SWORN TO
before me on November 28, 2012



Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 IN ARLINGTON RIDGE WEST, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, PURSUANT TO THE PLAT OF SUBDIVISION RECORDED DECEMBER 20, 1979 AS DOCUMENT 25290181 IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-07-100-007-0000

Common Address: 3201-3231 N. Wilke Road, Arlington Heights, Illinois

#11835974_v3

Property of Cook County Clerk's Office