



Doc#: 1302845029 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2013 10:51 AM Pg: 1 of 3

After recording, please return to:
Jaffe & Berlin, LLC
c/o Jay S. Berlin
111 W. Washington, Suite 900
Chicago, IL 60602

NOTICE AND CLAIM OF COMMERCIAL REAL ESTATE BROKER'S LIEN

Shai Town Realty Group, Inc., an Illinois corporation ("Broker"), whose real estate license number is 475.118273, and whose business address is 4116 W. Peterson Ave., Chicago, IL 60646, hereby claims a Commercial Real Estate Broker's Lien in accordance with the Commercial Real Estate Broker Lien Act, 770 ILCS 15/1 *et seq.* as to the real estate described below and states as follows:

1. The real estate and improvements thereon as to which the lien is claimed ("Real Estate") is a mixed commercial and residential real estate building with less than six residential units located in Cook County, State of Illinois, at the address commonly known as 1429 North Milwaukee Avenue, Chicago, IL 60622 and is legally described in Exhibit A, attached hereto.
2. The Real Estate was at all relevant times herein owned by Jose A. Pulido and Maria Pulido ("Owners").
3. The Broker entered into a Showing and Compensation Agreement with the Owners dated March 15, 2012 (the "Commission Agreement"). Pursuant to the Commission Agreement, the Owners granted the Broker the right to a commission payment of five percent (5%) of the Real Estate sales price should the Broker show the Real Estate to a client that resulted in an offer to purchase the Real Estate.
4. The Broker provided the licensed services to the Owners by showing the Real Estate resulting in an accepted offer to purchase the Real Estate for one million one hundred fifty thousand dollars (\$1,150,000.00) in accordance with the terms and provisions set forth in the Commission Agreement, and the Broker is entitled to be paid a commission under the Commission Agreement.
5. The Broker is entitled to a commission of fifty-seven thousand five hundred dollars (\$57,500.00).
6. The Broker now claims a lien on the Real Estate as of January 17, 2013 in the amount of fifty-seven thousand five hundred dollars (\$57,500.00) plus court costs and reasonable attorney's fees.

UNOFFICIAL COPY

Dated this 23 day of January 2013.

Shai Town Realty Group Inc., an Illinois Corporation

By: Shai Wolkowicki

Its: President

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Affiant, Shai Wolkowicki, being first duly sworn, on oath deposes and says that Affiant is Managing Director of The Shai Town Realty Group, Inc., an Illinois corporation, that Affiant has read the foregoing Notice and Claim of Commercial Real Estate Broker Lien and knows the contents thereof, and that all statements therein are true to the knowledge of Affiant.

Dated this 23 day of January, 2013.

By: Shai Wolkowicki
Shai Wolkowicki

Its: President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Shai Wolkowicki, Managing Director of The Shai Town Realty Group, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Managing Director of the Company he signed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of the Company.

Dated this 23rd day of January, 2013.

SEAL



Kiyonko Shirataki
Notary Public

UNOFFICIAL COPY

EXHIBIT A

Lot 40 in Block 4 in Picket's Second addition to Chicago, a Subdivision of Lot 4 in the Assessor's division of unsubdivided Lands in the Northeast $\frac{1}{4}$ and the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian in Cook County, IL.

Common Address: 1439 N. Milwaukee Ave. Chicago IL 60622

P.L.N. # 17-06209-023-0000

Property of Cook County Clerk's Office