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LIEN NOTICE FOR
COMMERCIAL REAL ESTATE
BROKER LIEN

Doc#: 1309931067 Fee: \$42.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/09/2013 04:29 PM Pg: 1 of 3

TITAN COMMERCIAL, LLC, a
limited liability company

v.

CHICAGO TITLE LAND TRUST
as successor Trustee to American
National Bank and Trust Company
of Chicago, Trust Number 63263
dated January 8, 1985 and
CHARNA HALPERN

Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 471007362 and whose business address is 225 North Columbus Drive, Suite 100, Chicago, Illinois makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled, "Commercial Real Estate Broker Lien Act", and states that:

The following described real property ("Property") located at 1501-17 N. Kingsbury Street, Chicago, Illinois 60642 aka 904 Blackhawk, Chicago, Illinois 60642 is legally described as follows:

See Legal Description attached as Exhibit A

Property Identification No. 17-05-213-008-0000 and 17-05-213-009-0000
Address: 1501-17 North Kingsbury Street, Chicago, Illinois 60642 aka 904 Blackhawk, Chicago, IL

Said real property is now owned of record by Chicago Title Land Trust as successor trustee to American National Bank and Trust Company of Chicago, Trust Number 63263, dated January 8, 1985 ("Owner").

That on or about July 13, 2010, the Broker-Claimant, entered into a written agreement with Charna Halpern, her assigns and nominees, ("Purchaser") as a prospective purchaser to purchase said Property.

That the Broker-Claimant provided services to said Purchaser Owner in that Broker-Claimant, its employees or independent contractors, procured Purchaser which entered into a contract to purchase the Property or a portion thereof, on the terms acceptable to Owner.

That the amount of the commission of fee to which Broker-Claimant is entitled is 2.5% of the Total Sale Price from the Purchaser to Owner for the purchase of the Property of which 0% has been paid.

Broker-Claimant now claims a lien on the above-described real property and all improvements

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thereon and against all persons interested therein in the sum of 2.5 % of the Total Sales Price from the Purchaser for the purchase of the Property.

Broker-Claimant:

Titan Commercial LLC

By [Signature]

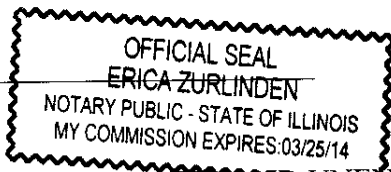
Its PRINCIPAL

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

Ben Rosenfield, being first duly sworn on his oath, deposes and states that he has read the foregoing Lien Notice for Commercial Real Estate Broker Lien and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.

Subscribed and sworn to me this 8th day of April.

[Signature]
Notary Public



NOTE: THIS LIEN NOTICE IS VOID AND UNENFORCEABLE UNLESS RECORDED, AS REQUIRED IN THE COMMERCIAL REAL ESTATE BROKER LIEN ACT, WITH THE COUNTY RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED.

Prepared by: Tyler Manic
Schain, Burney, Banks & Kenny, Ltd.
70 West Madison Street
Suite 4500
Chicago, Illinois 60602
(312) 345-5700

Return to: Tyler Manic of Schain, Burney, Banks & Kenny, Ltd, 70 West Madison Street,
Suite 4500, Chicago, Illinois 60602

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Exhibit "A"

LOTS 26 TO 35 BOTH INCLUSIVE IN YALES RESUBDIVISION OF
BLOCK 45 IN ELSTON'S ADDITION TO CHICAGO, BEING A
SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 5,
TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office