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REALTOR'S LIEN **CLAIM ON PROPERTY**

STATE OF ILLINOIS

)SS

COUNTY OF COOK)

PEAK GROUP LLC

-VS-

Metropolitan Bank Group/North Community Bank

Jwalit Patel/Aryan Development

DEAR OWNER OF LECORD,

Doc#: 1407156059 Fee: \$42.00

RHSP Feet\$9.00 RPRF Feet \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 03/12/2014 01:36 PM Pg: 1 of 3

The Claiment, Peak Group LLC, 1776 Legacy Circle Suite 104 Naperville, Illinois 60563 hereby gives a Notice for Realtor's Lien and claims lien against the property located at 2 E Higgins Rd, City of Hoffman Estates in the township of Schaumbu gollinois for commission due at closing

That on 3/5/2014, owner of record, Metropolitan Bank Group/North Community Bank and buyer Jwalit Patel or Aryan Development d/b/a/ Private Brand Cleaners or CD One Price Cleaners entering into a purchase contract for the following described property in the County of Cook, State of Illinois, to-wit:

LEGAL DESCRIPTION:

22,289 sq. ft. of vacant land located at the North East Corner of Roselle and Higgins in Schaumburg Illinois. Land was once occupied by a gas station. The gas station building has been totally demolished.

Common street address:

2 E Higgins Rd (NEC of Roselle and Triggins)

Hoffman Estates Township of Schaumburg, Illinois

Permanent Tax Number: 07-15-200-023-0000

That on or after 2/7/2014, Metropolitan Bank Group/ North Community Cank, 1110 W 35th Street Chicago Illinois accepts responsibility to pay the commissions due and owed involving the purchase of the Property to buyer, Jwalit Patel or one of its representatives' d/b/a CD One Price Cleaners or a Private Brand. The commission due and owed for securing the said buyer is two and half percent of the final purchase price, but not be sees than \$25,000.00 Payable to Claimant for which, the Claimant claims a lien on said Property.

Peak Group LLC

Printed Name: MAT Title: Managing broker

Page I of 2

1407156059 Page: 2 of 3

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VERIFICATION

STATE OF STATE)
) SS
COUNTY OF DUPAGE)

The Affiant, Matthew Chambers, being duly sworn on oath deposes and says that he is the Managing Broker of Peak Group LLC that he has read the foregoing Realtor's Notice and Lien Claim on Private Property, know the contents thereof, and that all the statements therein contained are true.

SUBSCRIBED AND SVORN TO Before me the 12th day of 11/1/10/11

Notary Public

OFFICIAL SEAL JULIE A SCULTHORPE NOTARY PUBLIC - STATE OF ILLINOIS

County Clark's Office

This instrument was prepared by and MAIL TO:

Matthew Chambers Peak Group LLC 1776 Legacy Circle Suite 104 Naperville, IL 60563 630-692-6772

1407156059 Page: 3 of 3

Exhibit A

UNOFFICIA^{CE®®}CPTY

STREET ADDRESS: 2 EAST HIGGINS

CITY: HOFFMAN ESTATES

COUNTY: COOK

TAX NUMBER: 07-15-200-023-0000

LEGAL DESCRIPTION:

A PORTION OF LOT 14 OF BLOCK 1 IN HOFFMAN ESTATES NUMBER ONE BEING A SUBDIVISION OF PART OF SECTIONS 14 AND 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED AUGUST 5, 1955, AS DOCUMENT 1612242, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14 OF BLOCK 1 IN HOFFMAN ESTATES NO. 1; THENCE NORTHWARD ALONG THE WEST LINE OF LOT 14 OF BLOCK 1 (WHICH IS ALSO THE EASTERLY LINE OF ROSELLE ROAD, AS THE SAME EXISTED ON NOVEMBER 15, 1957) SAID COURSE BEING A BEARING OF NORTH 3 DEGREES 7 MINUTES 51 SECONDS EAST A DISTANCE OF ONE HUNDRED FIFTY FEET; (150) THENCE SOUTH 86 DEGREES 52 MINUTES 9 SECONDS WEST A DISTANCE OF ONE HUNDRED RIFTY FEET; THENCE SOUTH 3 DEGREES 7 MINUTES 51 SECONDS WEST A DISTANCE OF ONE HUNDRED NINETY-SIX AND EIGHTY NINE HUDNDREDTHS (196.89) FEET TO THE SOUTH LINE AFOREMENTIONED LOT 14 OF BLOCK 1 (WHICH IS ALSO THE NORTHERLY LINE OF HIGGINS ROAD AS THE SAME EXISTED ON NOVEMBER 15, 1957); THENCE ALONG SAID SOUTH LINE (WHICH IS ALSO THE NORTHERLY LINE OF HIGGINS ROAD AS THE SAME EXISTED ON NOVEMBER 15, 1957) NORTH 69 DEGREES 30 MINUTES 39 SECONDS WEST A DISTANCE OF ONE HUNDRED FIFTY-SEVEN AND SIXTEEN HUNDREDTHS (157.16) FEET TO THE POINT OF DEGINNING.

(EXCEPT THAT PART OF LOT 14 OF BLOCK 1 IN HOFFMAN ESTATES NUMBER ONE, BEING A SUBDIVISION OF PART OF SECTIONS 14 AND 15, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEPEOF FILED AUGUST 5, 1955 AS DOCUMENT 1612242, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST COPNER OF SAID LOT 14, THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 16 MINUTES 25 SECONDS EAST ALONG THE WEST LINE OF LOT 14, ALSO BEING THE EAST LINE OF ROSELLE ROAD 150.00 FEET TO THE GRANTOR'S NORTH LINE, THENCE SOUTH 89 DEGREES 43 MINUTES 35 SECONDS EAST ALONG GRANTOR'S NORTH LINE. 13.00 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 25 SECONDS WEST, 131.00 FEET; THENCE SOUTH 01 DEGREES 54 MINUTES 51 SECONDS EAST, 62.18 FEET TO THE SOUTH LINE OF LOT 14, ALSO BEING THE NORTHER LY LINE OF HIGGINGS ROAD; THENCE NORTH 72 DEGREES 37 MINUTES 02 SECONDS WEST ALONG THE SOUTH LINE OF LOT 14, 65.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, TAKEN IN CASE NO. 96L5059/1

PIN 07-15- 700-023-0005

2 E. HIGGINS Hoffman Estates, 10