

UNOFFICIAL COPY

NOTICE OF COMMERCIAL REAL ESTATE BROKER LIEN



IN THE OFFICE OF THE RECORDER
OF DEEDS OF COOK COUNTY, ILLINOIS

Doc#: 1526113084 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2015 03:10 PM Pg: 1 of 3

LAGESTEE-MULDER REALTY & INVESTMENT CORP.

Broker-Claimant,

vs.

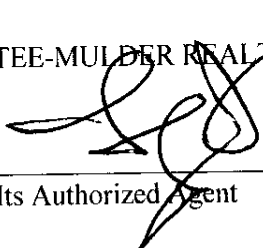
TINLEY OAK CENTER LLC

Owner.

Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 478.007691, and whose business address is 115 W. 55th Street, Suite 300, Clarendon Hills, Illinois 60514, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled "Commercial Real Estate Broker Lien Act," 770 ILCS 15/1, et seq., and states:

1. That the following described real estate property ("Property") at 16644-16650 S. Oak Park Avenue, Tinley Park, Cook County, Illinois 60477, whose PIN is: 28-19-300-019-0000; and which is legally described on Exhibit A attached hereto is improved with a commercial building. The record owner of the Property ("Owner") Tinley Oak Center LLC.
2. There is a written instrument to which Owner is a party by which Owner is obligated to pay Broker-Claimant a commission;
3. That the Broker-Claimant provided services for said Owner and is in compliance with Broker-Claimant's obligations under a written agreement to which Owner is a party;
4. That the amount of the commission or fee to which Broker-Claimant is entitled is \$19,755.00; and
5. Broker-Claimant now claims a lien on the Property and all improvements thereon and against all persons interested therein in the sum of Nineteen Thousand Seven Hundred Fifty Five and 00/100ths Dollars (\$19,755.00); said sum being the unpaid balance of the commission described above.

LAGESTEE-MULDER REALTY & INVESTMENT CORP.

By: 
Its Authorized Agent

CCRD BEL CVR/PR 

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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 100.00 FEET OF THE SOUTH 300.00 FEET OF THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND RUNNING THENCE WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 316.50 FEET; THENCE NORTH A DISTANCE OF 880.0 FEET TO A POINT BEING 316.37 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ A DISTANCE OF 316.37 FEET, THENCE SOUTH ALONG THE EAST LINE OF THE SAID SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ A DISTANCE OF 880.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 50 FEET THEREOF DEDICATED FOR PUBLIC STREET BY PLAT OF DEDICATION RECORDED JUNE 23, 1981 AS DOCUMENT 25914111 IN COOK COUNTY, ILLINOIS.

PIN: 28-19-300-019-0000

Address: 16644-16650 S. Oak Park Avenue, Tinley Park, Illinois 60477

Property of Cook County Clerk's Office