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REAL ESTATE BROKER LIEN AND LIEN NOTICE



Doc#: 1528116057 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/08/2015 12:25 PM Pg: 1 of 3

Notice is hereby given that Frontline Real Estate Partners, LLC, the undersigned Broker-Claimant ("Broker-Claimant"), whose real estate license number is 471.015977, and whose business address is 477 Elm Place, Highland Park, Illinois 60035, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled "Commercial Real Estate Broken Lien Act," 770 ILCS 15/1 et. seq., and states:

1. That the following described real property ("Property") commonly known as 3730-3838 Prairie Ave., Brookfield, IL 60513, which is legally described on Exhibit A attached hereto, is approximately 905 square feet square feet of commercial retail space.
2. The record owners of title of the Property ("Owners") are Salvatore Panzeca and Frank J. Panzeca.
3. That the right to market the Property was granted to Frontline Real Estate Partners, LLC pursuant to a certain Real Estate Consulting and Advisory services Agreement dated May 28, 2015 ("Agreement").
4. That on May 28, 2015, the Broker-Claimant entered into a written agreement with Owner's representative, Anthony Panzeca and Frank Panzeca d/b/a Panzeca Builders, to compensate Broker-Claimant in the event that Broker-Claimant entered into a lease for the Property.
5. That the Broker-Claimant by its employees and/or agents secured a tenant for the Property, which lease was executed on August 18, 2015.
6. That Broker-Claimant is in compliance with Broker-Claimant's obligations under the Agreement to which the Owner is a party;
7. Pursuant to the Agreement, the amount of the commission or fee to which Broker-Claimant is now entitled to is Six Thousand Seven Hundred Eighty-Seven and 50/100 Dollars (\$6,787.50).

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8. Broker-Claimant now claims a lien on the Property and all improvements thereon and against all persons interested therein in the sum of Six Thousand Seven Hundred Eighty-Seven and 50/100 Dollars (\$6,787.50).

The undersigned, Andrew Rubin, being first duly sworn on his/her oath, deposes and states that he has the authority to sign on behalf of the Broker-Claimant; that he has read the foregoing Real Estate Broker Lien and Lien Notice and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.

Frontline Real Estate Partners, LLC

By: [Signature]

Name: Andrew Rubin

Its: Associate

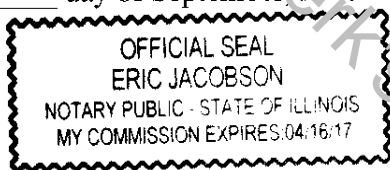
Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS
COUNTY OF Lake)

Before me, a notary public in and for said State, personally appeared Andrew Rubin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/her/their authorized capacity and that, by his/her/their signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

Subscribed and sworn to before me this 15th day of September 2015.

[Signature]
Notary Public



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

Prepared by and after Recording Return to:
Frontline Real Estate Partners, LLC
477 Elm Place
Highland Park, Illinois 60035

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EXHIBIT A LEGAL DESCRIPTION

LOTS 16, 17, 18, 19 AND 20 IN BLOCK 18 IN GROSSDALE, A SUBDIVISION OF THE
SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-34-421-034-0000