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**NOTICE AND CLAIM OF
COMMERCIAL REAL ESTATE
BROKER LIEN
PURSUANT TO 770 ILCS 15/1 ET SEQ.**

Transwestern Commercial Services Illinois, L.L.C., a Delaware limited liability company ("**Broker**"), whose real estate license number is 477.013158, and whose business address is 5600 North River Road, Suite 150, Rosemont, Illinois 60018, hereby claims a Commercial Real Estate Broker Lien as to the real estate described below and states as follows:



Doc#: 1534416057 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/10/2015 02:40 PM Pg: 1 of 4

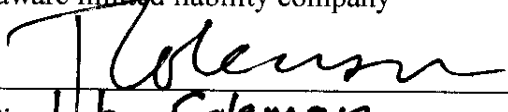
1. The real estate and improvements thereon as to which a lien is claimed (the "**Real Estate**") is commonly known as 125 Commerce Drive, Schaumburg, Illinois and is legally described on **Exhibit A** attached hereto.
2. The Real Estate was, on the date of the "Commission Agreement" (as defined below), and is now owned by The Chicago Title Land Trust Company, as successor to North Star Trust Company under a Trust Agreement dated February 14, 2005 and known as Trust Number 05-8128, by its agent or beneficiary, 125 Commerce Drive Ventures ("**Owner**") and is improved with a commercial office building.
3. Owner or Owner's agent entered into a written agreement with Broker dated March 14, 2011, which was executed by Owner and Broker's predecessor (the "**Commission Agreement**") for the lease of the Real Estate. The Commission Agreement was extended in writing through December 31, 2014.
4. Subsequent to December 31, 2014, at the request of Owner or Owner's agent, Broker was allowed to continue to show the Real Estate to prospects and on or about July 16, 2015, Broker showed the property to a prospect, AV Directions ("**AV**"). Owner authorized Broker in writing to solicit offers from AV for both a lease or for a purchase of the Real Estate. Broker communicated a sale price to AV. Almost immediately thereafter, Owner retained a new broker, who as a dual agent completed the negotiations for the purchase of the Real Estate by AV from Owner.
5. Broker procured AV, a person or entity ready, willing and able to purchase or lease the Real Estate or an interest therein on the terms acceptable to Owner or Owner's agent, and Broker is entitled to a commission as a result of the sale of the Real Estate.
6. The amount of the commission to which Broker is entitled should be 5% of the sale price which the Broker believes is \$2,200,000.

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7. Broker now claims a lien on the Real Estate and all improvements thereon in the amount of \$110,000.

Dated this 9th day of December, 2015.

Transwestern Commercial Services Illinois, L.L.C.,
a Delaware limited liability company

By: 
Name: John Coleman
Its: Managing Broker

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EXHIBIT A

LEGAL DESCRIPTION

LOT 63 IN WOODFIELD BUSINESS CENTER TWO WEST, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 125 Commerce Drive, Schaumburg, Illinois

PIN: 07-10-204-009-0000

Property of Cook County Clerk's Office