UNOFFICIAL COPY

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 Rosemort, Ilinois 60018, hereby claims a Commercial Real Estate Broker Lien as to the real estate obscribed below and states as follows:



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

- 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 here to.
- 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 da ed 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.
- 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.
- Subsequent to December 31, 2014, at the request of 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.
- Broker procured AV, a person or entity ready, willing and able to purchase or 5. 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.
- The amount of the commission to which Broker is entitled should be 5% of the 6. sale price which the Broker believes is \$2,200,000.



UNOFFICIAL COP

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

Dated this Tday of December, 2015.

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

By:

Property of Cook County Clark's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

Affiant, John R. Coleman, being first duly sworn, on oath deposes and says that Affiant is the managing broker of Transwestern Commercial Services Illinois, L.L.C., a Delaware limited liability company, that Affiant has read the foregoing Notice and Claim of Commercial Real Estate Broker Lien and knows the contents thereof, and that all statements therein are true to the knowledge of Affiant.

Dated this Traday of Dec., 2015.

STATE OF ILLINOIS) ss) ss)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that John R. Coleman, as managing broker of Transwestern Commercial Services Illinois, L.L.C., a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as managing broker of the Company he signed and delivered this instrument as his free and voluntary act, and as the free and voluntary act of the Company.

Dated this The day of December, 2015.

SEAL

Notary Public

This document was prepared by and after recording mail to:

Scott L. David Much Shelist, P.C. 191 North Wacker Drive Suite 1800 Chicago, Illinois 60606 OFFICIAL SEAL SANDRA MÖRGAN Notary Public - State of Illinois My Commission Expires Oct 14, 2018

1534416057 Page: 4 of 4

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 63 IN WOODFIELD BUSINESS CENTER TWO WEST, BEING A SUBDIVISION OF COMMONLY KNOWN AS: 125 C
PIN: 07-10-204-009-0000 PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE