

UNOFFICIAL COPY



1536416018

This instrument prepared by
and should be mailed to:
Robert M. Birndorf
Law Offices of Robert M. Birndorf
225 West Washington Street, Suite 1600
Chicago, IL 60606

Doc#: 1536416018 Fee: \$42.00
RHSP Fee: \$9.00 RPHF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/30/2015 10:32 AM Pg: 1 of 3

NOTICE AND CLAIM FOR COMMERCIAL REAL ESTATE BROKER'S LIEN

This Notice and Claim for Lien under the Commercial Real Estate Broker Lien Act is filed by Transwestern, Inc. ("**Broker**"), which is a licensed real estate broker, whose real estate license number is 481-000021 and whose principal place of business is 200 W. Madison St., Suite 3300, Chicago, IL 60606.

The Broker states that

1. The property is commonly known as 6217 N. Broadway, Chicago, IL 60660, and consists of 3,870 square feet of commercial space as part of a shopping center/development, which is legally described in **Exhibit A** ("**Property**").

2. The owner of the Property is:

Broadville, LLC
4725 North Western Avenue, Suite 220
Chicago, IL 60625

3. On or about September 5, 2014, the Owner and/or Owner's agent agreed in writing ("**Agreement**") to pay Broker a commission for the real estate services provided by Broker in procuring a tenant for the Property. Pursuant to the Agreement, Broker procured Lakefront Medical Associates, d/b/a Chicago Health Medical Group I ("**CHMG**"), as tenant for the Property on terms set forth in a written Lease Agreement dated February 2, 2015.

4. The Broker provided licensed services for the Owner by procuring CHMG as a tenant of the Property as aforesaid.

5. Pursuant to the Agreement with Owner, a total of \$58,514.40 was due Broker for providing the aforesaid licensed services, \$29,257.20 of which was due upon execution of the Lease Agreement between Owner and CHMG, and \$29,257.20 of which was due upon the tenant taking possession of the premises, which occurred on or about October 7, 2015. Owner paid the initial \$29,257.20, but as of the filing of this lien still owes Broker the remaining \$29,257.20.

6. Broker now claims a lien upon the Property in the amount of \$29,257.20 for the licensed services provided.

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7. Broker has served a copy of this Notice and Claim for Commercial Real Estate Broker's Lien upon Owner by personal service.

8. To the best of the knowledge of the undersigned, the information contained in this Notice and Claim for Commercial Real Estate Broker Lien is true and accurate.

Dated: December 30, 2015

TRANSWESTERN, INC.

By: _____

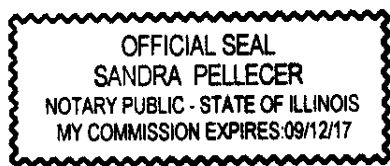
Name: _____

Title: _____

[Handwritten Signature]
B. Christopher Davis
Senior Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 30th day of December, 2015, before me a Notary Public, personally appeared Christopher Davis, who, being know to me to be Senior Vice President of Transwestern, Inc., executed the foregoing Notice and Claim for Commercial Real estate Broker's Lien and acknowledge the execution of same.



[NOTARIAL SEAL]

Sandra Pellicer
Notary Public

My Commission Expires:

Sept. 12, 2017

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Exhibit A

Legal Description of Center

Lots 1 to 5, inclusive, together with all of the private alley adjoining said lots in the Resubdivision of Lot 15, 16 and 17 of Block 5 in Cochran's Second Addition to Edgewater, together with Lots 13, 14, 18 and 19, except the North 20.00 feet of said Lot 19 in said Block 5 in Cochran's Second Addition, together with all of the East-West 15 Foot Vacated Alley and that part of the North-South 20 Foot Vacated Alley per Ordinance passed April 26, 2006 in Block 5 in Cochran's Second Addition to Edgewater aforesaid, being a subdivision of the East Fractional half of (except the West 1320 feet of the South 1913 feet and except railroad) of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN # 14-05-204-026-0000

Property of Cook County Clerk's Office