## UNOFFICIAL COPY

Doc#: 1619655081 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 07/14/2016 01:16 PM Pg: 1 of 3

**ECORPORATION** 2260 HICKS ROAD SUITE 415 ROLLING MEADOWS IL 60008

6716451 3/15

## FINAL SATISFACTION AND WAIVER OF LIEN

STATE OF ILLINOIS ) COUNTY OF COOK )

WHEREAS 2 aum Realty Group, LLC ("Baum") entered into that certain Compensation Agreement and Registration Letter "Leona's" Corporate Sale, dated February 21, 2013, for the purpose of selling or otherwise conveying all of the increst in the premise commonly known 1419 West Taylor St, Chicago, Illinois (See Exhibit A) of which TOIA BUILDING PROPERTIES LIMITED PARTNERSHIP, an Illinois limited partnership is the owner and IMAGINE PIZZA, INC./ LEO'NA'S PROPERTIES, LLC SERIES is the buyer; and

WHEREAS the purchase price for the premises is \$2,345,135; and

WHEREAS Baum has performed under the provisions of said written agreement and is entitled to compensation as provided therein.

NOW, THEREFORE, with respect to the commission, Baum, for and in consideration of twenty-three thousand four hundred and fifty-one dollars and 35/100 cents (\$23,45), 35), and other good and valuable consideration does hereby fully satisfy and waive any and all claim of, or right to, a lien under the status of the State of Illinois relating to Commercial Real Estate Broker's License with respect to the said above-described premises, the building or buildings thereon, and the tenant spaces therein, including, but not limited to that certain IFAL ESTATE BROKER LIEN AND LIEN NOTICE recorded on November 14, 2013 with the Cook County Recorder of Feeds, as document number 1331845070.

Jers. IN WITNESS WHEKIOF this instrument has been executed by the uncersigned this 12th day of July, 2016.

Signature and Seal:

Allen Joffe Managing Broker Baum Realty Group, LLC

**BROKER'S AFFIDAVIT** 

STATE OF ILLINOIS )

COUNTY OF COOK )

TO WHOM IT MAY CONCERN:

The undersigned, being first duly sworn, deposes and states that he is Managing Broker of the firm of Baum Realty Group, LLC, an Illinois limited liability company, which is the real estate broker for the sale of the premises commonly known as 1419 West Taylor St, Chicago, Illinois; that the total compensation due is twenty-three thousand four hundred and fifty-one dollars and 35/100 cents (\$23,451.35) on which payment of \$0.00 has been received prior to this payment; and that to the best of my knowledge the following are names of all other persons having an agreement or who have provided license services that resulted in the procuring of a person or entity for the purpose of buying, selling, leasing, subleasing or otherwise conveying or acquiring an interest in the premises: NONE.

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## **UNOFFICIAL COPY**

Signed this 12th day of July, 2016.

Signature and Seal:

Subscribed and sworn to before me this 12th day of, 2016

Wagica Peruma

Property of County Clerk's Office OFFICIAL SEAL CRAGICA PERUNAC

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## **UNOFFICIAL COPY**

Exhibit A

Commonly Known as 1419 West Taylor St, Chicago, Illinois

Legal Description

LOT 7 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 IN CANAL TRUSTEE'S SUBDIVISION IN THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number

17-17-325-014

Tobothy of Cook Colling Clark's Office PREPARED BY: Ken Robberechts Baum Realty Group, LLC 1030 W. Chicago Avenue, Suite 200 Chicago, IL 60642