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IN THE OFFICE OF THE RECORDER OF
DEEDS COOK COUNTY, ILLINOIS

CBRE, INC., Claimant

MARINER HIGGINS, LLC, Owner

Prepared by/Return to:

Griswold L. Ware, Esq.
CBRE, Inc.
321 N. Clark St., 34th Floor
Chicago, IL 60654



Doc# 1717716067 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/26/2017 02:51 PM PG: 1 OF 4

STATE OF ILLINOIS

COUNTY OF COOK

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NOTICE OF COMMERCIAL REAL ESTATE BROKERS LIEN

The Claimant, CBRE, Inc., a Delaware corporation, whose business address is 321 North Clark Street, Chicago, Illinois, hereby files a claim for a lien pursuant to the Illinois Commercial Real Estate Brokers Lien Act, 770 ILCS 15/1 *et seq.*, on the Real Estate (as hereinafter described), including any improvements located thereon, and against the interest of the following entity in the Real Estate:

Mariner Higgins LLC a/k/a Mariner Higgins Centre, LLC ("Owner"), 1700 W Higgins, Des Plaines, IL, 60018, 3000 Lakeside Drive, #105S, Bannockburn, IL 60015 (legal description attached);

And any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner.

Claimant further states as follows:

1. Claimant is a licensed Illinois real estate broker, license number 077-00961.
2. On or about March 28, 2017, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois commonly known as 1700 Higgins, Des Plaines, Illinois, 60018 and legally described as follows:

The permanent real estate tax number for the Real Estate area as follows: 09-33-310-004-0000; 09-33-309-007-0000.

3. Claimant entered into a written contract ("Contract") with Owner, dated October 20, 2016, under which Claimant agreed to provide leasing brokerage services to Owner relative to the Real Estate for a commission. The amount of the commission due to Claimant under the Contract is \$526,817.82.

CCRD REVIEWER

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COMMONWEALTH LAND TITLE INSURANCE COMPANY

File No. H455-0985

Policy No. 206-114674

**EXHIBIT A
Legal Description****PARCEL 1:**

Block 5 in Orchard Place (by Scott), being a Subdivision on the Southwest 1/4 of Section 33, Township 41 North, Range 12, East of the Third Principal Meridian, (except from Block 5 that part thereof described as follows:

Beginning at the Southwest corner of said Block 5; thence Southeasterly along the Northeasterly line of Higgins Road, 248.3 feet; thence Northerly parallel to the Westerly line of said Block 5, 537.4 feet, more or less to the North line of said Block 5; thence Westerly along said Northerly line, 229.5 feet, more or less to the Westerly line of said Block 5; thence Southerly along said Westerly line, 488.2 feet, more or less to the point of beginning), in Cook County, Illinois.

PARCEL 2:

That part of the Southwest 1/4 of Section 33, Township 41 North, Range 12, East of the Third Principal Meridian, lying North of Higgins Road described as follows:

Commencing on the Northerly line of said Higgins Road, 987.56 feet Northwesterly of the East line of said Southwest 1/4; thence North parallel with the East line of said Southwest 1/4, 249.38 feet; thence Northwesterly along a straight line to a point in the center line of Curtis Street, said point being 1537.13 feet South of the North line of said Southwest 1/4; thence South along the center line of Curtis Street, and said Street extended South to the Northerly line of Higgins Road; thence Southeasterly along the Northerly line of said Higgins Road to the point of Beginning, in Cook County, Illinois.

PERIMETER DESCRIPTION OF PARCELS 1 AND 2:

That part of the Southwest Quarter of Section 33, Township 41 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the West right-of-way line of the Wisconsin and Central Railroad with the Northerly right-of-way line of 100 foot wide Higgins Road, said point being also the Southwest corner of Block 5 in Orchard Place, a Subdivision in said Section, Township and Range according to the plat thereof recorded May 9, 1888 as Document 95501; thence Southeasterly along said North right-of-way line, 248.30 feet for a place of beginning; thence Northerly along a line which is 207.7 feet West of and parallel with the said East right-of-way of the Wisconsin Central Railroad, 516.92 feet to the South right-of-way line of Webster Avenue; thence Southeasterly along a non-tangential curve, concave to the Southwest with a radius of 782 feet, whose chord is 399.91 feet and forms an angle left of 40 degrees 32 minutes 02 seconds to the last described course, an arc distance of 404.40 feet to the centerline of Curtis Avenue; thence Northerly along said centerline, 64.89 feet; thence Southeasterly along a line forming an angle left of 49 degrees 37 minutes 05 seconds to the last described course, 482.86 feet; thence, Southerly along a line forming an angle left of 128 degrees 04 minutes 15 seconds to the last described course, 249.29 feet to a point in said Northerly right-of-way of 100 foot wide Higgins Road which point is 987.56 feet Northwesterly of the East line of said Southwest Quarter of Section 33; thence Northwesterly along said Northerly right-of-way line, 610.80 feet to the place of beginning, in Cook County, Illinois.

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COMMONWEALTH LAND TITLE INSURANCE COMPANY

File No. H455-0985

Policy No. 206-114674

EXHIBIT A
(continued)**PARCEL 3:**

The right to use the land for flood control, retention facilities under the instrument herein referred to as the Lease, executed by:

City of Des Plaines and 1700 Higgins Centre Venture dated September 14, 1984, which instrument was recorded September 24, 1984 as Document Number 27266895, which right of use extends for a term of years beginning September 14, 1984 and ending September 14, 2083; and lessee's interest under the Lease was assigned to ZMI-1700 Higgins Centre Limited Partnership by that certain Assignment and Assumption of Lease Agreement made as of November 11, 1993 and recorded on November 22, 1993 as Document Number 93954657.

The land:

- (A) That part of Webster Avenue in Block 5 in Orchard Place lying Northerly of the center line of said Webster Avenue and Southerly of the Southerly line of the Northern Illinois Toll Highway as taken by condemnation suit (Case Number 56 S 3769), said Orchard Place, begin a Subdivision in the Southwest 1/4 of Section 33, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois;
- (B) That part of Webster Avenue in Block 5 in Orchard Place lying Southerly of the center line of said Webster Avenue and Westerly of a line parallel with and 207.7 feet Easterly of the Westerly line of said Block 5, said Orchard Place being a Subdivision in the Southwest 1/4 of Section 33, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.
- (C) That part of Webster Avenue in Block 5 in Orchard Place lying Southerly of the center line of said Webster Avenue and Easterly of a line parallel with and 207.7 feet Easterly of the Westerly line of said Block 5, said Orchard Place being a Subdivision in the Southwest 1/4 of Section 33, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.