

UNOFFICIAL COPY

LIEN NOTICE

FOR COMMERCIAL MORTGAGE
BROKER FEE CLAIM LIEN

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

Nexus Commercial Funding Corp.
(CLAIMANT)

V.

Jose Mathew (OWNER)



1821522042

Doc# 1821522042 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/03/2018 03:35 PM PG: 1 OF 2

Notice is hereby given that the undersigned whose business address 1914 W Morse Ave Chicago, IL 60626, makes the following statement and claims a contractual lien under the Laws of the State of Illinois and hereby declares the following:

1. On March 8, 2018, OWNER entered into a Commercial Loan Brokerage Agreement (AGREEMENT) to provide financing for refinancing a Commercial property.
2. Paragraph 2 of the AGREEMENT states in part "...It is irrevocably agreed that Broker may lien any property owned by Client...to secure any and all fee's that may be due Broker..."
3. OWNER breached and defaulted by d) Failure to provide to Broker within 5 days of request, requested documentation necessary to submit loan request to Brokers Lenders/Investors or failure to provide within 10 days of request, requested documents for Broker's Lenders/Investors to issue a preliminary Letter of Interest/Indication of Interest or Preliminary/Conditional Loan Approval in providing said loan. ."
3. OWNER failed to pay CLAIMANT their fee required pursuant to paragraph 5 of the AGREEMENT which states "Fees are due immediately upon, and a condition of funding each loan and or line of credit and upon the expiration of and /or termination of each loan commitment or breach of client of any covenant of this agreement."
4. That the name of the owner [s] or reputed owner [s] of the property is [are]:


Jose Mathew (OWNER)
5. That the balance of fee or commission due is \$50,000.00
6. That Claimant now claims a lien on the below-described real property and all improvements thereon and against all persons interested therein in the sum of \$50,000.00 (Fifty Thousand Dollars), plus costs, and interest.
7. That the name of the person by whom claimant is:

Nexus Commercial Funding Corp 1914 W Morse Ave Chicago, IL 60626
8. A description of the property sought to be charged with the lien is:

PARCEL 1:
THE NORTH 70 FEET IN LOTS 17, 18, 19 AND 20 (EXCEPT THE EAST 12 FEET OF SAID LOT 17) IN GREENS RESUBDIVISION OF LOTS 9 TO 12 IN BLOCK 1 IN ANDERSONVILLE, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7 AND PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, WEST OF GREENBAY ROAD, SECTION 8 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

PARCEL 2:
THE SOUTH 70 FEET OF THE NORTH 103 FEET OF LOT 13 (EXCEPT THE WEST 66 FEET OF SAID LOT 13 TAKEN FOR STREET) IN BLOCK 1, ALL IN ANDERSONVILLE, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7 AND PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼, WEST OF GREENBAY ROAD, SECTION 8 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Commonly known as 1745 W. FOSTER AVENUE, CHICAGO, IL 60640
PIN: 14-07-403-041-0000


CLAIMANT or Authorized Agent

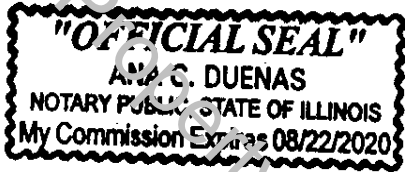
UNOFFICIAL COPY

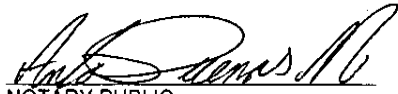
State of Illinois)
County of Cook)

Chuck Fogel, being first duly sworn on his oath, deposes and states that he has read the forgoing Commercial Mortgage Broker Fee Claim Lien and knows the contents thereof and that all of the statements therein contained are true and accurate to the knowledge of the undersigned.


CLAIMANT or AUTHORIZED AGENT

In Cook County Illinois, on 08-3-18 before me, a Notary Public in and for the above state and county, personally appeared, known to me or proved to be the person(s) named in and who executed the forgoing instrument for the purposes therein contained as his or her free and voluntary act and deed.




NOTARY PUBLIC

NOTE THIS LEIN NOTICE IS VOID AND UNENFORCEABLE UNLESS RECORDED WITH THE COUNTY RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED.

This document was prepared by:

Nexus Commercial Funding Corp.
1914 W. Morse Ave #2S
Chicago, IL 60626

After recording, return to:

Nexus Commercial Funding Corp.
1914 W. Morse Ave #2S
Chicago, IL 60626

Cook County Clerk's Office