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Doc# 1832408000 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/20/2018 11:06 AM PG: 1 OF 5

Instrument Prepared By
And Recording Requested By:

Javed Rathore
Amro Real Estate Group Ltd
2210 Midwest Rd, Ste 100
Oak Brook, IL 60523

Space Above For Recorder's Use

STATUTE: 770 ILCS 15

COMMERCIAL REAL ESTATE BROKER'S CLAIM OF LIEN

In the Office of the Recorder of Deeds
County of Cook, State of Illinois

Claimant: (Name and Address) Javed Rathore Amro Real Estate Group Ltd 2210 Midwest Rd, Ste 100 Oak Brook, IL 60523	Property Owner: (Name and Address) Nasir Afridi, Shabeena Afridi 15 Bracken Ct, Lombard, IL 60148 One Stop Group, Inc, 7/24 Group, Inc. Momin Group, Inc, Iman Group, Inc.
Hiring Party/Seller: (Name and Address) Nasir Afridi, Shabeena Afridi 15 Bracken Ct, Lombard, IL 60148 One Stop Group, Inc, 7/24 Group, Inc. Momin Group, Inc, Iman Group, Inc.	Prime Buyer: (Name and Address) Chackochan C. Kizhakkattur Shijimol C. Kizhal kekuttu 8514 N Georgiana Ave Morton Grove, IL 60053

Property. The real property upon which the Project is constructed is the following described parcel(s) of land, and includes any and all structures and improvements located thereon, to which are to be charged with this Lien (the "Subject Property"):

Gas Stations Located At:
4219 N Milwaukee Ave, Chicago, IL 60641
PIN: 13-16-413-016-0000
2950 N Cicero Ave, Chicago, IL 60641
PIN: 13-28-219-033-0000

County: Cook
State of Illinois

LOTS 1 THROUGH 4 IN SUBDIVISION OF THAT PART EAST OF MILWAUKEE AVENUE OF THE SOUTH 1/2 OF LOT 10, AND THE NORTH 33 FEET EAST OF MILWAUKEE AVENUE OF LOT 11, OF THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 1 TO 5 IN FALCONERS SUBDIVISION OF BLOCK 1 IN FALCONERS SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Legally Described As:

Gas Stations Located At:
 4219 N Milwaukee Ave, Chicago, IL 60641
 PIN: 13-16-413-016-0000
 2950 N Cicero Ave, Chicago, IL 60641
 PIN: 13-28-219-033-0000

<p>The Claimant furnished labor, materials, services, tools and/or equipment of the following general description at the Property ("Services"):</p> <p>Commercial Real Estate and Brokerage Services. Represented both seller and buyer as dual agent.</p>	<p><u>Amount Due and Claimed:</u></p> <p>After deducting just offsets and credits, and accounting for all change orders, the amount demanded in this lien by the CLAIMANT is:</p> <p style="text-align: center;">\$ 140,000</p>
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THE CONTRACT Type of Contract: PURCHASE AGREEMENT

Date of Contract: 08/25/2017

Total Amount of Contract: \$ 2,800,000 X 5% = \$140,0000

THE UNDERSIGNED LIEN CLAIMANT, above-identified as the **CLAIMANT**, hereby files a claim for a Commercial Real Estate Broker's Lien against the above-identified **PROPERTY OWNER**, and all other parties having or claiming an interest in the real estate above-identified as the **PROPERTY**, pursuant to Commercial Real Estate Broker Lien Act (770 ILCS 15/10). A claim for Commercial Real Estate Broker's Lien is further asserted against the above identified **PRIME BUYER**.

The **CLAIMANT** asserts that as of the above-indicated date of contract, the **PROPERTY OWNER** owned the property above-described as the **PROPERTY**.

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The **CLAIMANT** contracted with the **HIRING PARTY/SELLER** and **PRIME BUYER** by entering into the contract above-identified and as described as the **CONTRACT**. The contract was such that the **CLAIMANT** would provide the above-described **SERVICES** to the **SELLER** and **BUYER** for the sale of above-described **PRSOPEPTY**. The **CLAIMANT** states that it did so provide the above-described **SERVICES**, by marketing the **PROPERTY**, bringing buyers, including **PRIME BUYER**, to the **SELLER**, negotiating the initial contract between the **SELLER** and **PRIME BUYER**, assisting both parties with due diligence, licensing and other related services.

After giving the **PROPERTY OWNER/SELLER**, **PRIME BUYER** and all other interested and relevant parties all just credits, offsets and payments, the balance unpaid, due and owing to the **CLAIMANT** is above identified as the **AMOUNT OF CLAIM**; for which, with interest, the **CLAIMANT** claims liens on the **PROPERTY** and improvements.

Notice has been provided to the **PROPERTY OWNER/SELLER**, and persons otherwise interested in the above described **PROPERTY**, as to the status of the undersigned as Commercial Real Estate Broker as provided by the Commercial Real Estate Broker Lien Act (770 ILCS 15/10) and Illinois Business Brokers Act of 1995 (815 ILCS 307/10-1 et seq.)

Signature of Claimant, and Verification

State of Illinois

County of Cook DUPAGE

I, Javed Rathore, the undersigned, being of lawful age and being first duly sworn upon oath, do state that I am the Claimant named herein, and that I have read the foregoing Claim of Lien, know the contents thereof, and have knowledge of the facts, and certify that based thereupon, upon my information and belief the foregoing is true and correct, and that I believe them to be true.



Claimant, Amro Real Estate Group/Javed Rathore

Print Name: JAVED RATHORE

Dated: 11/20/2018

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Sworn to and subscribed before me, undersigned Notary Public in and for the above listed State and County/Parish, on this 11-20-18, by Saved Rathore, who is known to me, or satisfactorily proved to me, to be the person whose name is subscribed to this document, and who acknowledged that he/she is the Claimant and executed this document in that capacity.

Linda M. Reidy

Notary Public



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Notice Of Intent to Lien Statue, 770 ILCS 15

NOTICE SENT TO THE FOLLOWING:

PROPERTY OWNER (Name & Address)

PRIME CONTRACTOR (Name & Address)

OTHER _____ (Name & Address, if any)

NOTIFYING PARTY (Name & Address)

PROPERTY where services were performed:

Description of Labor, Materials, Services, etc. provided to the Property by Claimant ("**SERVICES**"):

AMOUNTS DUE AND UNPAID:

\$ _____

This notice is provided to inform you that the NOTIFYING PARTY has provided the above-described SERVICES to the PROPERTY, and that payment for these services is due and owing to the NOTIFYING PARTY in the amount identified as the AMOUNTS DUE AND UNPAID. A claim of lien, commonly referred to as a construction or mechanics lien, will be filed against you and/or the PROPERTY in ten (10) days after delivery of this notice unless payment is made to the NOTIFYING PARTY.

Javed Rathore
Agent for Claimant

signed by: _____
title: _____

Managing Broker

Notice sent to the above listed parties on 11/20/2018

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