

UNOFFICIAL COPY



Doc# 1926134124 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2019 01:50 PM PG: 1 OF 5

NOTICE AND CLAIM FOR LIEN BY COMMERCIAL REAL ESTATE BROKER

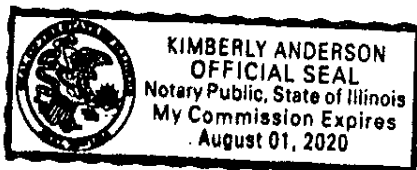
Matanky Realty Group, Inc., an Illinois corporation, 200 N. LaSalle St., Ste. 2350, Chicago, Cook County, Illinois files this claim for lien against Landings Realty LLC, 150 Great Neck Road, Suite 304, Great Neck NY 11021.


Landings Realty LLC is the owner of the following described land and improvements thereon in the State of Illinois: 16701-16851 Torrence Avenue, Lansing, IL 60438. On December 27, 2018, Matanky Realty Group, Inc. (Illinois Real Estate Broker's License Number 478.010440) made an agreement with the owner of the land and improvement thereon, to procure commercial tenants for the commercial spaces at the subject Premises and to be paid a commission of three (3%) percent of the gross rent over the initial term of the lease. This agreement was executed by Igal Namder, as duly authorized member of the owner. A lease dated March 22, 2019, between Landings Realty LLC and Landings Nassim LLC ("Landlord") and Beauty Trends, Inc., an Illinois corporation ("Tenant") was signed by both parties on or about March 22, 2019. The Tenant took possession of the Premises, obtained a permit and opened for business in July, 2019. Landlord has received the security deposit and first month's rent. The owner has failed to pay Matanky Realty Group, Inc., the commercial real estate broker's commission as agreed and there remains due and owing to Matanky Realty Group, Inc. (Illinois Real Estate Broker's License Number 478.010440), after allowing all credits, a balance of FOURTEEN THOUSAND ONE HUNDRED THIRTY FIVE AND NO/100 DOLLARS (\$14,135.00), for which, with interest, fees, and costs, Matanky Realty Group, Inc. claims a lien on the land and improvements of the property known as 16701-16851 Torrence Avenue, Lansing, IL 60438, bearing a legal description, as follows:

SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

I, JAMES E. MATANKY, hereby certify that the information contained in this Notice and Claim for Lien is true and correct, in substance and in fact, to the best of my knowledge and belief.

MATANKY REALTY GROUP, INC.



By: 
James E. Matanky, Managing Broker
License No. 475.106899

Subscribed and Sworn to before
me this 17 day of September, 2019


NOTARY PUBLIC

ST
PS
S
M
S
E
M

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 3 (EXCEPT THE SOUTHWESTERLY 1.04 FEET THEREOF);

LOT 7;

LOT 9 (EXCEPT THE SOUTH 8.5 FEET OF THE EAST 18.25 FEET OF THE WEST 33.0 FEET THEREOF, ALSO EXCEPT THE NORTH 1.00 FEET OF THE SOUTH 8.5 FEET OF THE EAST 18.25 FEET OF THE WEST 33.0 FEET THEREOF, ALSO EXCEPT THE SOUTH 1.00 FOOT OF THE EAST 18.25 FEET THEREOF ALSO EXCEPT THAT PART FALLING WITHIN THE LANDINGS FIRST RESUBDIVISION RECORDED MAY 4, 2000, AS DOCUMENT 00316232);

LOTS 11 THROUGH 17, INCLUSIVE; AND

OUTLOTS A AND B (EXCEPT THAT PART FALLING WITHIN THE LANDINGS FIRST RESUBDIVISION RECORDED MAY 4, 2000, AS DOCUMENT 00316232);

ALL OF THE ABOVE BEING IN THE LANDINGS PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1995 AS DOCUMENT NO. 85148127, IN COOK COUNTY, ILLINOIS.

ALSO

LOT 2, OUTLOT A, AND OUTLOT B IN THE FINAL PLAT OF LANDINGS FIRST RESUBDIVISION, BEING A RESUBDIVISION OF PART OF OUTLOT A, OUTLOT B, AND LOT 1 IN THE LANDINGS P.U.D. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 4, 2000 AS DOCUMENT 00316232, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED EXCEPTION PARCELS D, B, C, D, E AND F:

EXCEPTION PARCEL A:

THAT PART OF A NORTH AND SOUTH 30 FOOT WIDE ROADWAY OF UNIFORM WIDTH BEING A TRACT OF LAND WITH ITS EAST AND SOUTHEASTERLY LINE DESCRIBED AS FOLLOWS, SAID 30 FOOT WIDE ROADWAY LYING TO THE WEST AND NORTHWEST OF THAT PART OF OUTLOT A DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF OUTLOT A, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID OUTLOT A; THENCE SOUTH 0 DEGREES 15 MINUTES 30 SECONDS WEST OF THE EAST LINE OF SAID OUTLOT A, A DISTANCE OF 794.45 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, SAID POINT BEING ON THE SOUTHEASTERLY LINE OF OUTLOT A; THENCE SOUTH 25 DEGREES 22 MINUTES 17 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 226.00 FEET TO A BEG POINT IN OUTLOT A; THE FOLLOWING 3 COURSES BEING ON THE SOUTHEASTERLY LINE OF OUTLOT A; THENCE SOUTH 25 DEGREES 14 MINUTES 34 SECONDS WEST, A DISTANCE OF 894.67 FEET; THENCE SOUTH 0 DEGREES 03 MINUTES 26 SECONDS WEST, A DISTANCE OF 7.18 FEET; THENCE SOUTH 25 DEGREES 23 MINUTES 28 SECONDS WEST, A DISTANCE OF 499.73 FEET TO THE MOST SOUTHEASTERLY CORNER OF OUTLOT A SAID POINT BEING ON THE NORTH LINE OF 176TH STREET, LYING SOUTH AND WEST OF A SOUTHERLY LINE AND A WESTERLY LINE OF LOT 1 IN THE LANDINGS FIRST RESUBDIVISION RECORDED MAY 4, 2000, AS DOCUMENT 00316232.

EXCEPTION PARCEL B:

THAT PART OF OUTLOT A AND OUTLOT B BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF OUTLOT A, SAID NORTH LINE BEING

UNOFFICIAL COPY

A LINE 2319.72 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, AND THE EAST RIGHT OF WAY LINE OF TORRENCE AVENUE BEING THE WESTERLY LINE OF SAID OUTLOT A EXTENDED NORTHERLY; THENCE SOUTH 89 DEGREES 44 MINUTES 10 SECONDS EAST ON THE NORTH LINE OF OUTLOT A AND B, A DISTANCE OF 1285.31 FEET; THENCE SOUTH 64 DEGREES 37 MINUTES 43 SECONDS EAST, A DISTANCE OF 287.48 FEET TO THE SOUTHEASTERLY CORNER OF OUTLOT B, BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS; THENCE SOUTH 25 DEGREES 22 MINUTES 17 SECONDS WEST ON THE LAST DESCRIBED LINE, A DISTANCE OF 65.0 FEET; THENCE NORTH 64 DEGREES 37 MINUTES 43 SECONDS WEST, A DISTANCE OF 291.10 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON THE ARC OF A CIRCLE CONVEY TO THE NORTHEAST HAVING A RADIUS OF 247.0 FEET AND AN ARC DISTANCE OF 119.00 FEET TO A POINT OF TANGENT; THENCE NORTH 89 DEGREES 44 MINUTES 10 SECONDS WEST PARALLEL TO THE SOUTH LINE OF OUTLOT A, A DISTANCE OF 1142.69 FEET (THE LAST DESCRIBED LINE BEING 33.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF OUTLOT A) TO THE EASTERLY RIGHT OF WAY LINE OF TORRENCE AVENUE AFORESAID; THENCE NORTH 3 DEGREES 40 MINUTES 10 SECONDS EAST ON SAID EASTERLY RIGHT OF WAY AND SAID LINE EXTENDED, A DISTANCE OF 33.06 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL C:

THAT PART OF OUTLOT A DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF OUTLOT A, SAID NORTH LINE BEING A LINE 2319.72 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4, AND THE EAST RIGHT OF WAY LINE OF TORRENCE AVENUE BEING THE WESTERLY LINE OF SAID OUTLOT A EXTENDED NORTHERLY; THENCE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST ON THE WESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 437.00 FEET; THENCE SOUTH 3 DEGREES 12 MINUTES 32 SECONDS WEST ON THE WESTERLY LINE OF SAID OUTLOT A, A DISTANCE OF 183.14 FEET TO A POINT ON A LINE 211.75 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID OUTLOT A FOR THE POINT OF BEGINNING OF THE CENTER LINE OF A 50 FOOT WIDE ROADWAY, 25 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE NORTH 86 DEGREES 41 MINUTES 21 SECONDS EAST, A DISTANCE OF 386.31 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 10 SECONDS EAST, A DISTANCE OF 545.06 FEET TO THE EASTERLY END OF SAID 50 FOOT ROADWAY, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL D:

THAT PART OF OUTLOT A BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1 AFORESAID, THENCE SOUTH 25 DEGREES 14 MINUTES 34 SECONDS WEST ON THE SOUTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 50.0 FEET; THENCE NORTH 64 DEGREES 45 MINUTES 26 SECONDS WEST, A DISTANCE OF 93.0 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 34 SECONDS WEST, A DISTANCE OF 82.33 FEET; THENCE NORTH 37 DEGREES 48 MINUTES 25 SECONDS WEST, A DISTANCE OF 5.61 FEET TO ANGLE POINT OF SAID LOT 1; THENCE NORTH 25 DEGREES 14 MINUTES 34 SECONDS EAST ON A LINE OF SAID LOT 1, A DISTANCE OF 129.78 FEET TO AN ANGLE POINT OF SAID LOT 1; THENCE SOUTH 64 DEGREES 45 MINUTES 26 SECONDS EAST ON A LINE OF SAID LOT 1, A DISTANCE OF 98.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTION PARCEL E:

THAT PART OF OUTLOT A BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 AFORESAID, THENCE NORTH 64 DEGREES 45 MINUTES 26 SECONDS WEST ON THE NORTHWESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 7.0 FEET; THENCE SOUTH 25 DEGREES 14 MINUTES 34 SECONDS WEST, A DISTANCE OF 180.0 FEET TO A POINT ON A LINE OF SAID LOT 1; THENCE SOUTH 64 DEGREES 45 MINUTES 26 SECONDS EAST ON A LINE OF SAID LOT 1, A DISTANCE OF 7.0 FEET TO AN ANGLE POINT OF SAID LOT 1; THENCE NORTH 25 DEGREES 14 MINUTES 34 SECONDS EAST ON A LINE OF SAID LOT 1, A DISTANCE OF 180.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXCEPTION PARCEL 9:

THAT PART OF OUTLOT A DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 9, THENCE SOUTH 89 DEGREES 44 MINUTES 10 SECONDS EAST IN THE SOUTH LINE OF LOT 9, A DISTANCE OF 14.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 44 MINUTES 10 SECONDS EAST, A DISTANCE OF 3.25 FEET TO THE WEST LINE OF LOT 9; THENCE SOUTH 0 DEGREES 15 MINUTES 50 SECONDS WEST, A DISTANCE OF 168.5 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 10 SECONDS WEST, A DISTANCE OF 3.25 FEET; THENCE NORTH 0 DEGREES 15 MINUTES 50 SECONDS EAST, A DISTANCE OF 168.5 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1

AS SET FORTH, DEFINED AND LIMITED IN SECTIONS 2.2(A), 2.2(B), 2.2(C), 2.3 AND 2.5 OF THAT CERTAIN DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING COVENANTS DATED JULY 31, 1985 AND RECORDED AUGUST 16, 1985 AS DOCUMENT 85149087, MADE BY AND AMONG AMALGAMATED TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 21, 1984 AND KNOWN AS TRUST NUMBER 4951 AND LANSING LANDINGS SHOPPING CENTER PARTNERSHIP, LTD., AN ILLINOIS LIMITED PARTNERSHIP, AS AMENDED BY FIRST AGREEMENT TO DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING COVENANTS RECORDED DECEMBER 18, 1985 AS DOCUMENT 85329711 MADE BY AND AMONG AMALGAMATED TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 21, 1984 AND KNOWN AS TRUST NUMBER 4951, LANSING LANDINGS SHOPPING CENTER PARTNERSHIP, LTD., AN ILLINOIS LIMITED PARTNERSHIP, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1985 AND KNOWN AS TRUST NUMBER 65120, HIGHLAND STORES, INC., A MICHIGAN CORPORATION, TOYS 'R' US, INC., A DELAWARE CORPORATION, SERVICE MERCHANDISE COMPANY, INC., A TENNESSEE CORPORATION, AND HENKOWERS WAREHOUSE, INC., A FLORIDA CORPORATION, AND AS FURTHER AMENDED BY SECOND AGREEMENT TO SAID DECLARATION RECORDED MARCH 11, 1988 AS DOCUMENT 88103519, AND AS MODIFIED BY ASSUMPTION AGREEMENTS RECORDED OCTOBER 2, 1985 AS DOCUMENT 85216669, OCTOBER 15, 1985 AS DOCUMENT 85235392, OCTOBER 15, 1985 AS DOCUMENT 85235396, AUGUST 16, 1985 AS DOCUMENT 85149097 AND AUGUST 16, 1985 AS DOCUMENT 85149098 FOR THE PURPOSE OF PARKING, INGRESS AND EGRESS, PASSAGE AND ACCOMMODATION OF PEDESTRIANS, 'COMMON UTILITY FACILITIES' AND FOR 'COMMON AREA IMPROVEMENTS' OVER AND ACROSS 'COMMON AREA' AS DEFINED AND LIMITED THEREIN, EXCEPTING FROM SAID 'COMMON AREA' THOSE PORTIONS THEREOF FALLING WITHIN PARCEL 1 AFORESAID;

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION OF RECIPROCAL EASEMENTS AND OPERATING COVENANTS DATED JULY 31, 1985 AND RECORDED AUGUST 16, 1985 AS DOCUMENT 85149087 AFORESAID FOR ALL 'CONSTRUCTION', AS DEFINED IN SECTION 4.1; MAINTENANCE AND REPAIR OF PARCEL 1 IMPROVEMENTS AND FOR STORAGE OF MATERIALS AND EQUIPMENT AS SET FORTH, DEFINED AND LIMITED IN SECTION 4.5 OF THE DECLARATION SET FORTH IN PARCEL 1 AFORESAID, AS AMENDED AND ASSUMED, OVER AND ACROSS 'COMMON AREAS' AS THAT TERM IS DEFINED AND LIMITED THEREIN, EXCEPTING FROM SAID 'COMMON AREA' THOSE PORTIONS THEREOF FALLING WITHIN PARCEL 1 AFORESAID AND/OR FALLING IN LOTS 4 OR 5 IN SAID LANDINGS PLANNED UNIT DEVELOPMENT, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL, NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH, DEFINED AND LIMITED IN SECTION 3.02 AND 3.03 OF THE AGREEMENT AS HEREIN.

UNOFFICIAL COPY

STATED, CREATED IN THE ROAD AND UTILITY RECIPROCAL EASEMENT AGREEMENT MADE BY AND BETWEEN THE AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 21, 1984 AND KNOWN AS TRUST NUMBER 4991 AND RIVER LAND ASSOCIATES, AN ILLINOIS GENERAL PARTNERSHIP, DATED JULY 31, 1985 AND RECORDED AUGUST 16, 1985 AS DOCUMENT 83140984 AND AMENDED BY AGREEMENT TO ROAD AND UTILITY RECIPROCAL EASEMENT AGREEMENT RECORDED SEPTEMBER 28, 1988 AS DOCUMENT 8446872, FOR AN EASEMENT IN, UNDER, UPON AND OVER THAT PORTION OF THE NORTH EDGE ROAD LOCATED ON PARCEL B (AS THEREIN DEFINED) FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLEVISION AND STORM SEWER SERVICES AND FACILITIES IN, UNDER, UPON AND OVER THE NORTH EDGE ROAD.

AND

PROVISIONAL NON-EXCLUSIVE SUBTERRANEAN EASEMENT UNDER THAT PORTION OF THE SOUTH TWENTY (20) FEET OF PARCEL C (AS THEREIN DEFINED) FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER AND SEWER UTILITIES UNDER THE SOUTH TWENTY FEET OF PARCEL B (AS THEREIN DEFINED) IN ACCORDANCE WITH VILLAGE STANDARDS AND OTHER LEGAL REQUIREMENTS.

PARCEL B:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL A AFORESAID, AS CREATED BY DRAINAGE EASEMENT AGREEMENT DATED JULY 31, 1985 AND RECORDED AUGUST 16, 1985 AS DOCUMENT NO. 83140983, MADE BY AND BETWEEN AMALGAMATED TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 21, 1984 AND KNOWN AS TRUST NUMBER 4991 AND RIVER LAND ASSOCIATES, AN ILLINOIS GENERAL PARTNERSHIP, RELATIVE TO 3 (THREE) 15 (FIFTEEN) FOOT WIDE EASEMENTS (THE "EASEMENTS") ACROSS THE LAND AND THEREIN DESCRIBED AS PARCEL B, ONE BEGINNING FROM THE SOUTHERN BOUNDARY OF PARCEL B TO THE LITTLE CALHOUN RIVER PARALLEL AND ADJACENT TO TORRENCE AVENUE, AND THE OTHER BEGINNING FROM THE WESTERN BOUNDARY OF PARCEL B TO THE LITTLE CALHOUN RIVER PARALLEL AND ADJACENT TO THE CORNER AND IN OTHER PROPERTY, FOR PURPOSES OF INSTALLING SUBTERRANEAN DRAINAGE FACILITIES AND EASEMENTS CONSISTING SOLELY OF BOXED COVERTS, TOGETHER WITH THE RIGHT AND AUTHORITY TO ENTER UPON THE EASEMENTS, WITH SUCH VEHICLES AND EQUIPMENT AS MAY BE NECESSARY OR DESIRABLE TO CONSTRUCT, LAY, MAINTAIN, OPERATE AND REMOVE AT ANY TIME AT AMALGAMATED'S EXPENSE SAID DRAINAGE FACILITIES.

Property Address:

16701-16851 Torrence Avenue
Lansing, Illinois 60438

Permanent index nos.

30-19-300-014-0000, 30-19-300-018-0000,
30-19-300-022-0000, 30-19-300-023-0000,
30-19-300-024-0000, 30-19-300-025-0000,
30-19-300-026-0000, 30-19-300-027-0000,
30-19-300-028-0000, 30-19-300-038-0000,
30-19-300-039-0000, 30-19-300-040-0000,
30-19-300-041-0000, 30-19-300-042-0000
and 30-19-300-043-0000

of Cook County Clerk's Office