

Doc# 2021640087 Fee \$55.00

After Recording mail to:

William J. Rackos 134 North La Salle Street Suite 900 Chicago, IL 60602 RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 08/03/2020 02:51 PM PG: 1 OF 3

This instrument was prepared by: William J. Rackos 134 North La Salle Street Suite 900 Chicago, IL 60602

**STATE OF ILLINOIS** 

73S

**COUNTY OF COOK** 

### NOTICE OF COMMERCIAL BROKER'S LIEN

Owner:

CB CHICAGO PARTNERS, LTD, a Texas Limited Partnership

10850 Wilshire Blvd, Suite 1050

Los Angeles, CA 90024

Pursuant to the Illinois Commercial Real Estate Broker Lien Act, 770 LCS 15/1 et. seq. Vladimir Marcus Ganz licensed real estate managing broker (Illinois License No. 471 017564) and Ascend Real Estate Advisors LLC, an Indiana limited liability company, d/b/a Ascend Real estate Advisors (Illinois license No. 481.012024) (collectively referred to herein as "Broker") hereby claim a cum nercial broker lien upon the following described property:

Property Address: 2945-3069 W. 159<sup>th</sup> Street, Markham, Illinois 60428

#### **PIN NUMBERS**

28-24-101-047-0000 28-24-101-033-0000 28-24-101-037-0000 28-24-101-048-0000 28-24-101-044-0000 28-24-101-039-0000

Said property is commercial real estate and located in Cook County, Illinois. The legal description is attached as Exhibit "A" and incorporated herein by this reference

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# **UNOFFICIAL COPY**

Pursuant to the written contract entitled Exclusive Listing Agreement Lease Transactions dated April 17, 2013, and signed on April 18, 2013 by the Owner and accepted by the Broker and as subsequently extended by Owner and Broker by agreement (collectively referred to herein as "Agreement") which provides that upon lease agreements and renewals entered into with tenants, a commission will be due Broker in the amounts provided in the Agreement. As a result of said lease transactions consummated, a commission is due the Broker in the amount of Sixty Four Thousand Nine Hundred Forty Two and 10/100's (\$64,942.10) Dollars

The undersigned certifies that the statements set forth in this notice are true and accurate in accordance with the knowledge of the undersigned.

ASCENDIREAL ESTATE ADVISORS, LLC

Bv:

VLADIMIR MARCUS GAMZ

Its: Managing Broker

State of Illinois, Cook County, ss.

I, the under igned, a Notary Public in and for said County, in the state aforesaid, DO HEREBYCERTIFY that Vladinin 1 areus Ganz personally known to me to be the same person whose name is subscribed to the foregoing instrument, oppeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and vairer of the right of homestead. 

Given under my hand and official scal, this 31th day of July, 2020

OFFICIAL SEAL

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## **UNOFFICIAL COPY**

EXHIBIT "A"

LEGAL DESCRIPTION

OF 2945-3069 W. 159<sup>TH</sup> STREET, MARKHAM, ILLINOIS 60428

OUTLOT "A" IN CANTERBURY GARDENS UNIT NO 1, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1955 AS DOCUMENT 16271151, IN COOK COUNTY, ILLINOIS.

**EXCEPTING THEREFROM: LOT 1 IN DUNKIN DONUTS** RESUBDIVISION BEING A RESUBDIVISION OF ALL OF THAT PART OF OUTLOT "A" CANTERBURY GARDENS UNIT NO 1. A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 16, 1955 DOCUMENT NO. 16271151, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF OUTLOT "A" AFORESAID: THENCE EAST ON THE NORTH LINE OF OUTLOT "A" AFORESAID, A DISTANCE OF 696.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH ON A LINE NORMAL TO THE NORTH LINE OF OUTLOT "A" AFORESAID A DISTANCE OF 135.50 FEET TO A POINT: THENCE EAST ON A LIME PARALLEL WITH THE NORTH LINE OF OUTLOT "A", AFORESAID, A DISTANCE OF 230.00 FEET TO A POINT: THENCE NORTHWESTERLY ON A LINE A DISTANCE OF 138.25 FEET TO A POINT ON THE NORTH LINE OF OUTLOT "A" AFORESAID, SAID POINT BEING 202.57 ELET EAST OF THE POINT OF BEGINNING: THENCE WEST 202.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, SAID PLAT OF DUNKIN DONUTS RESUBDIVISION HAVING BEEN RECORDED DECEMBER 3, 2001 AS DOCUMENT NO. 0011130108.

### **PIN NUMBERS**

28-24-101-047-0000

28-24-101-033-0000

28-24-101-037-0000

28-24-101-048-0000

28-24-101-044-0000

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