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Doc#. 2030562356 Fee: \$55.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 04:18 PM Pg: 1 of 4

ILLINOIS COMMERCIAL REAL ESTATE BROKER'S LIEN (770 ILCS 15/10)

STATE OF ILLINOIS
COUNTY OF COOK

The Claimant, **Greenstone Partners, LLC, 1040 N. Halsted, Unit A, Chicago, IL 60642**, hereby files a Commercial Real Estate Broker's Lien against **Ashland Commercial, LLC, 4044 N. Lincoln, Suite 323, Chicago, IL 60618, Owner**, and states:

That the Claimant and Owner executed an Exclusive Listing Agreement on **June 25, 2018** and **June 28, 2018** and an Extension Agreement on **February 15, 2019** and Claimant continued to perform brokerage services thereafter for the leasing of the following property:


PIN #'s: 17-18-215-020-0000, 17-18-215-021-0000, 17-18-215-022-0000, & 17-18-215-017-0000,
see Legal Description attached hereto, all in Chicago, Cook County, State of Illinois

Commonly known as: **100 S. Ashland Avenue, Chicago, IL 60607**

That the above property was leased to **Precision Human Performance, LLC** and possession was taken by said party on or about **August 1, 2020**. That Claimant provided brokerage services and is due the amount of **\$16,603.20** for which, with interest, Claimant claims a lien on said property.

Dated: September 30, 2020

Greenstone Partners, LLC

By: 
Daniel Spitz, Managing Partner of
Greenstone Partners LLC
Real Estate License #471020682
1040 N. Halsted, Unit A
Chicago, IL 60642

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State of Illinois)
County of Cook)

Affiant, Daniel Spitz, being first duly sworn, on oath deposes and states that he is the Managing Partner of Greenstone Partners, LLC, the Claimant, that he has read the foregoing Lien and that the information contained in the Lien is true and accurate to my knowledge.

By: D Spitz
Daniel Spitz, Managing Partner of
Greenstone Partners LLC
Real Estate License #471020682
1040 N. Halsted, Unit A
Chicago, IL 60642

Subscribed and sworn to on September 30th, 2020

[Signature]
Notary Public



File #: 115614-20-1

CC: Ashland Commercial, LLC
(cert) 4044 N. Lincoln, Suite #323
Chicago, IL 60642

CC: Ashland Commercial, LLC
(cert) c/o James M. Engel, Reg. Agt.
180 E. Pearson #4901
Chicago, IL 60611

CC: Byline Bank, Successor to
(cert) Community Bank of Oak Park River Forest
1001 Lake Street
Oak Park, IL 60301

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND:

LOTS 1 TO 5, AND THE NORTH 1/2 OF LOT 6 IN H. H. WALKER AND OTHERS' RESUBDIVISION OF BLOCKS 10 AND 15 OF SAMUEL F. SMITH'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF 107TH JEN STREET SITUATED BETWEEN SAID BLOCKS 10 AND 15 IN S. F. SMITH'S SUBDIVISION AFORESAID.

THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +11.58 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.05 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°-56'-08" EAST ALONG THE NORTH LINE OF SAID TRACT, 151.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00°-00'-47" WEST, 124.22 FEET; THENCE NORTH 89°-59'-13" WEST, 82.72 FEET; THENCE SOUTH 00°-00'-47" WEST, 7.79 FEET; THENCE NORTH 89°-59'-13" WEST, 104.66 FEET; THENCE NORTH 00°-00'-47" EAST, 3.60 FEET; THENCE NORTH 89°-59'-13" WEST, 3.22 FEET; THENCE SOUTH 00°-00'-47" WEST, 3.38 FEET; THENCE NORTH 89°-59'-13" WEST, 3.56 FEET; THENCE NORTH 00°-00'-47" EAST, 55.99 FEET TO A POINT HEREINAFTER DESCRIBED AS POINT "B"; THENCE SOUTH 89°-59'-13" EAST, 67.80 FEET; THENCE SOUTH 00°-00'-47" WEST, 0.60 FEET; THENCE SOUTH 89°-59'-13" EAST, 12.23 FEET; THENCE SOUTH 00°-00'-47" WEST, 2.47 FEET; THENCE SOUTH 89°-59'-13" EAST, 2.22 FEET; THENCE SOUTH 00°-00'-47" WEST, 15.00 FEET; THENCE SOUTH 89°-59'-13" EAST, 5.15 FEET; THENCE NORTH 00°-00'-47" EAST, 17.47 FEET; THENCE SOUTH 89°-59'-13" EAST, 6.20 FEET; THENCE NORTH 00°-00'-47" EAST, 16.55 FEET; THENCE NORTH 89°-59'-13" WEST, 26.00 FEET; THENCE SOUTH 00°-00'-47" WEST, 15.95 FEET; THENCE NORTH 89°-59'-13" WEST, 67.80 FEET; THENCE NORTH 00°-00'-47" EAST, 33.03 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT; THENCE NORTH 42°-52'-05" EAST, 22.01 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH THAT PART OF SAID TRACT WHICH LIES ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +24.25 FEET CHICAGO CITY DATUM AND WHICH LIES BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +33.05 FEET CHICAGO CITY DATUM AND IS BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT POINT "B" AFORESAID; THENCE SOUTH 89°-59'-13" EAST, 67.80 FEET; THENCE NORTH 00°-00'-47" EAST, 6.62 FEET; THENCE NORTH 89°-59'-13" WEST, 67.80 FEET; THENCE SOUTH 00°-00'-47" WEST, 6.62 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF OPERATING AGREEMENT, RECORDED AS DOCUMENT 9229525 AND AMENDED BY DOCUMENT NO.

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~~DECEMBER 28, 2012~~ AS SET FORTH THEREIN.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED DECEMBER 28, 2012 AND RECORDED JANUARY 11, 2013 AS DOCUMENT NUMBER ~~1301108148~~ MADE BY ASHLAND COMMERCIAL, L.P.C.

Common Address: 100 South Ashland Avenue
Chicago, Illinois 60607

Property of Cook County Clerk's Office