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Doc#: 2102910158 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/29/2021 11:13 AM Pg: 1 of 3

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NOTICE AND CLAIM OF COMMERCIAL REAL ESTATE BROKER'S LIEN PURSUANT TO 770 ILCS 15/1 ET SEQ.

The Lord Companies, L.L.C., an Illinois limited liability company ("**Broker**"), whose real estate license number is 081000041, and whose business address is 1030 North Clark Street, Suite 300, Chicago, Illinois 60610, hereby claims a Commercial Real Estate Broker Lien as to the real estate described below and states as follows:

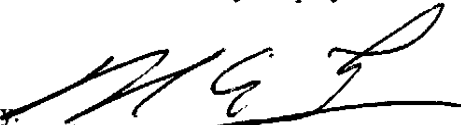
1. The real estate and improvements thereon as to which a lien is claimed (the "**Real Estate**") is a condominium unit commonly known as 4020 North Damen Avenue, Unit CU-3, Chicago, Illinois 60618 and is legally described on Exhibit A attached hereto.
2. The Real Estate was, on the date of the "Commission Agreement" (as defined below), and is currently owned by Damen Blatteis, LLC, an Illinois limited liability company, and ILS Damen, LLC, an Illinois limited liability company, as tenants in common (collectively "**Owner**").
3. Owner entered into a certain Chicago Association of Realtors Exclusive Listing Agreement with Broker having an effective date of January 1, 2019 pursuant to which Owner granted to Broker the exclusive right to lease the Real Estate (the "**Commission Agreement**").
4. Owner and Bank of America, National Association, a national banking association, as tenant ("**Tenant**"), entered into a certain Lease dated as of May 5, 2020 (the "**Lease**") under which Owner leased the Real Estate to Tenant and Tenant rented the Real Estate from Owner.
5. Broker provided licensed services to Owner by procuring Tenant to lease the Real Estate in accordance with the terms and provisions set forth in the Commission Agreement, and Broker is entitled to be paid a full commission under the terms of the Commission Agreement.
6. Broker is entitled to be paid the balance of a broker's commission under the terms of the Commission Agreement in the amount of \$9,900.00.
7. Broker now claims a lien on the Real Estate as of December 24, 2020 in the amount

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of \$9,900.00, plus court costs and reasonable attorney's fees.

Dated this 30th day of December, 2020.


THE LORD COMPANIES, L.L.C.,
an Illinois limited liability company

By: 
Keith E. Lord, Managing Member

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Affiant, Keith E. Lord, being first duly sworn, on oath deposes and says that Affiant is the managing member of The Lord Companies, L.L.C., an Illinois limited liability company, that Affiant has read the foregoing Notice and Claim of Commercial Real Estate Broker Lien and knows the contents thereof, and that all statements therein are true to the knowledge of Affiant.

Dated this 30th day of December, 2020.

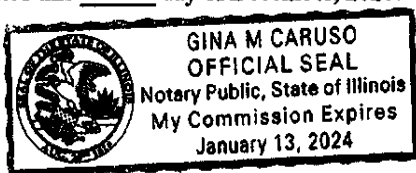

Keith E. Lord, Managing Member of The Lord Companies, L.L.C., an Illinois limited liability company

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Keith E. Lord, as the managing member of The Lord Companies, L.L.C., an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as the managing member of the Company he signed and delivered this instrument as his own free and voluntary act, and as the free and voluntary act of the Company.

Dated this 30th day of December, 2020.

SEAL



Public

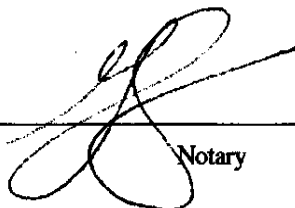

Notary

EXHIBIT A

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UNIT NUMBER CU-3 IN NORTH CENTER 4000
CONDOMINIUMS AS DELINEATED ON A
SURVEY OF THE FOLLOWING DESCRIBED REAL
ESTATE:

THAT PART OF BLOCK 12, LYING SOUTH OF THE
SOUTH LINE OF BELLE PLAINE
AVENUE IN WILLIAM B OGDEN'S SUBDIVISION OF
THE SOUTHWEST ¼ OF SECTION 18,
TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, (EXCEPT
THE NORTH 225 FEET THEREOF, MEASURED
ALONG THE WESTERLY LINE OF NORTH
ROBY STREET, IN COOK COUNTY, ILLINOIS;
WHICH SURVEY IS ATTACHED TO THE
DECLARATION OF CONDOMINIUM RECORDED AS
DOCUMENT NUMBER 0020713829,
TOGETHER WITH AN UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS.

Common Address: 4020 North Damen Avenue, Chicago, Illinois 60618

PIN: 14-18-328-003-1035

After recording mail to:

Mr. Scott Fithian
The Lord Companies, L.L.C.
1030 North Clark Street
Suite 300
Chicago, Illinois 60610

Cook County Clerk's Office