

**REALTOR'S LIEN
CLAIM ON PROPERTY**

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)



Doc# 2111622019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2021 12:09 PM PG: 1 OF 3

PEAK GROUP LLC (Broker Company)

-VS-

RULE TRANSFER IL INC.
Shai Wolkowicki

The Claimant, Peak Group LLC 1776 Legacy Circle Suite 104 Naperville Illinois, hereby gives a Notice for Realtor's Lien and claims lien against THE SHOPPING CENTER located at 4054-4102 West Peterson Ave, Chicago Illinois, 60646 for commission due and owed on procurement of a tenant.

That on 12/19/2019 The lease was amended by Rule Transfer IL. Inc the OWNER and MP Square Subs LLC (bda Jersey Mikes) entered into a lease for the following described property in the County of Cook, State of Illinois to-wit:

LEGAL DESCRIPTION:

Parcel I: Lot 17 in Block 19 in Krann and Dato's Crawford-Peterson Addition to North Edgewater, being a subdivision of part of the East 1/2 fractional Section 3 (North of the Indian boundary Line), Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded August 12, 1924 as Document Number 8548903 in Cook County, Illinois.

Parcel II: The South 100.00 feet of Lot 16 (except the East 16 feet thereof heretofore dedicated as an alley by Document Number 21177632) in Block 19 in Krann and Dato's Crawford-Peterson Addition to North Edgewater being a subdivision of the Northeast fractional quarter (except the North 42 rods) and the fractional Southeast quarter of Section 3 (North of the Indian Boundary Line), Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded August 12, 1924 as Document Number 8548903 in Cook County Illinois.

Parcel III: Lots 14 and 15 in Block 19 in Krann and Dato's Crawford-Peterson Addition to North Edgewater, being subdivision of the Northeast Fractional quarter (except the North 42 rods) of the fractional Southwest quarter of Section 3 (North of the Indian Boundary Line), Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded August 12, 1924 as Document Number 8548903, in Cook County, Illinois.

Common street address: 4054-4102 West Peterson Ave
Chicago, IL.

Permanent Tax Number: 13-03-228-038-0000; 13-03-039-0000; 13-03-228-040-0000; 13-03-228-041-0000

That on 5/8/2018 a commission agreement, signed by Shai Wolkowicki owner and principle of Rule Transfer IL 4054-4102, Chicago, Illinois accepted responsibility to pay the lease commissions due and owed involving the lease of the Property in said Shopping Center to MP Subs LLC. The remaining commission due and owed for securing the lease of approximately 1,700 square feet to MP Square Subs LLC in the SHOPPING CENTER located at 4054 West Peterson Ave Chicago Illinois is Eight Thousand Six Hundred Ninety-Four (\$8,694.00) payable to Claimant for which, the Claimant claims a lien on said Property.

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Peak Group LLC

By: Matthew Chambers

Printed Name: *MATTHEW CHAMBERS*

Title: Designated Managing Broker/Member

Property of Cook County Clerk's Office

