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Doc# 2307215047 Fee \$89.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/13/2023 03:37 PM PG: 1 OF 2

**NOTICE OF BUSINESS  
BROKER LIEN**

(815 ILCS 307/10, et seq.)

Date of Notice: March 13, 2023

**NOTICE IS HEREBY GIVEN**, that the undersigned, person authorized to sign on behalf of a duly registered Illinois Business Broker, hereby claims a lien against the assets and/or the proceeds of the sale of all or any portion of the assets of the below stated business for brokerage commissions earned pursuant to Section 115 of the Illinois Business Brokers Act of 1995 (815 ILCS 307/10-115) including the related sale and/or proceeds of the sale of real property legally described as follows:

Legal Description: LOTS 1, 2, 3 AND 4 IN BLOCK I IN GEORGE F. NIXON AND COMPANY'S OAKTON AND CRAWFORD SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 10-26-100-043-0000

Property Address: 3901 Oakton Street, Skokie, Illinois 60070

Name of Broker (Claimant): SCHWALB ENTERPRISES, INC.  
d/b/a SCHWALB CORPORATE ADVISORY  
Business Broker Registration No. 310001918  
790 Estate Drive, Suite 200  
Deerfield, Illinois 60015

Name of Business Being Sold: EXCELLENT HOME HEALTH CARE, INC.  
3901 W. Oakton Street  
Skokie, Illinois 60076

Description of Business: Home Health Care Agency

Owner of Real Property: LISING LIVING TRUST dated May 5, 2004  
9325 Nashville Avenue  
Morton Grove, Illinois 60053

Sellers (whose assets are subject): EXCELLENT HOME HEALTH CARE, INC.  
3901 W. Oakton Street

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to the claimed lien):

Skokie, Illinois 60076  
ATTN: Fructuosa Lising

EXCELLENT HOME HEALTH CARE, INC.  
3901 W. Oakton Street  
Skokie, Illinois 60076  
ATTN: Benjamin Lising

Amount Claimed: To the best of Broker's knowledge, \$65,000.00, or 10% of the eventual sales price, per the Business Broker Contract dated June 13, 2022 between Broker and Sellers.

The information contained in this NOTICE OF BUSINESS BROKER LIEN is true and accurate to the knowledge of CRAIG M. CAPILLA, authorized signator on behalf of Broker.

IN WITNESS WHEREOF, the undersigned has caused his name to be signed to this instrument this 13<sup>th</sup> day of March, 2023.

  
CRAIG M. CAPILLA

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that CRAIG M. CAPILLA, authorized on behalf of Broker, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this this 13<sup>th</sup> day of March, 2023.



My commission expires: 06/08/2024

  
Notary Public

This instrument was prepared by:

RETURN TO:

Adam J. Garlewicz, Esq.  
Franklin, Greenswag, Channon & Capilla, LLC  
181 Waukegan Road, Suite 205  
Northfield, Illinois 60093  
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