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Doc# 2316334028 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 06/12/2023 02:32 PM PG: 1 OF 4

Prepared by & Return to:

Mark S. Friedman
Brown, Udell, Pomerantz &
Delrahim, Ltd.
225 West Illinois Street, Ste. 300
Chicago, Illinois 60654

**NOTICE OF LIEN FOR COMMERCIAL REAL ESTATE BROKER LIEN
IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS**

CHICAGO RETAIL BROKERS LLC,
an Illinois limited liability company,
BROKER-CLAIMANT,

v.

FULLERTON PROPERTY HOLDINGS, LLC,
an Illinois limited liability company,
OWNER

NOTICE is hereby given that the undersigned Broker-Claimant, whose Real Estate License Number is 471-016013, and whose business address is 600 N. Dearborn St., Suite 1303, Chicago, Illinois 60654, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled, "Commercial Real Estate Broker Lien Act", being Illinois Compiled Statutes, Ch. 770, Sec. 15/1 et seq., and states that:

1. The following described real property located at 1645 W. Fullerton Ave., Chicago, Cook County, Illinois, 60614 (the "Property"), which is legally described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO

PINs: 14-31-201-043-0000, 14-31-201-058-0000 & 14-31-201-059-0000

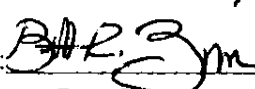
is improved with a commercial building (the "Building"). The current owner of record of the Property is Owner.

2. Broker-Claimant was engaged, pursuant to a written agreement with Owner dated February 5, 2020 (the "Commission Agreement"), for the leasing of building space within the Property.
3. Broker-Claimant provided services for Owner in that Broker-Claimant procured a person or entity (i.e., Kiddie's Play Group VIII LLC, an Illinois limited liability company ("Tenant")), ready, willing and able to lease office space within the Building (the "Leased Premises") on terms acceptable to Owner. Further, on or about September 27, 2019, Owner and Tenant executed a lease agreement for the Leased Premises (the "Lease"); and Tenant has not yet taken possession of the Leased Premises.

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4. The amount of the commission or fee to which Broker-Claimant is entitled from Owner is Two Hundred Thousand and no/100 Dollars (\$200,000.00) Dollars (the "Commission") and, to date, Owner has paid \$0.00 Dollars towards the Commission to Broker-Claimant. The Commission is due and payable to Broker-Claimant upon Tenant opening for business in the Leased Premises and Tenant has not yet opened for business in the Leased Premises
5. Despite Owner's execution of the Commission Agreement, Broker-Claimant procuring Tenant for the Leased Premises, and Owner entering into the Lease with Tenant, Owner has informed Broker-Claimant that it does not intend to pay the Commission to Broker-Claimant when it becomes due.
6. Broker-Claimant now claims a lien on the above-described Property and all improvements thereon and against all persons interested therein in the sum of Two Hundred Thousand and no/100 Dollars (\$200,000.00).

CHICAGO RETAIL BROKERS LLC


By: 
 Name: Brett Zimmerman
 Title: Manager

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

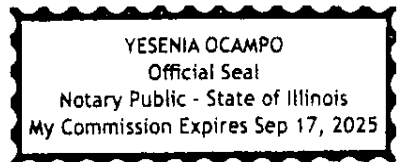
Brett Zimmerman, as the Manager of Chicago Retail Brokers LLC, an Illinois limited liability company, being first duly sworn on his oath, deposes and states that he has read the foregoing Notice of Lien for Commercial Real Estate Broker Lien and knows the contents thereof and that all statements therein contained are true and accurate to the knowledge of the undersigned.

By: 
 Brett Zimmerman, Manager

Subscribed and Sworn to before me
 This 8th day of June, 2023.


 Notary Public

(seal)



NOTE: THIS LIEN NOTICE IS VOID AND UNENFORCEABLE UNLESS RECORDED, AS REQUIRED IN THE COMMERCIAL REAL ESTATE BROKER LIEN ACT, WITH THE COUNTY RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOTS 15 AND 16 IN BLOCK 1 IN FULLERTON'S THIRD ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A SINGLE TRACT OF LAND AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 84.06 FEET EAST OF THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 1 IN FULLERTON'S THIRD ADDITION TO CHICAGO; THENCE EAST ON THE NORTH LINE OF SAID LOTS 15 AND 16 A DISTANCE OF 24.28 FEET TO THE WEST LINE OF A PUBLIC ALLEY, AS DEDICATED BY INSTRUMENT RECORDED IN THE OFFICE OF THE RECORDER'S OF COOK COUNTY, ILLINOIS, SEPTEMBER 9, 1912, AS DOCUMENT 5039596; THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 135 FEET TO A POINT 31 FEET NORTH OF THE SOUTH LINE OF ALLEY VACATED BY ORDINANCE RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, SEPTEMBER 9, 1912, AS DOCUMENT 5039595; THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF SAID ALLEY 23.35 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID ALLEY 58.64 FEET, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 15, 1.72 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID ALLEY 4.75 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 15, 2.62 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID ALLEY 71.61 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: LOTS 28, 29, 30, 31, 32, 33, 34 AND 35 IN BLOCK 1 IN FULLERTON'S THIRD ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO THAT PART OF LOTS 12, 13, 14, 15 AND 16 AND THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS, TAKEN AS A SINGLE TRACT OF LAND, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12, THENCE SOUTH ON THE WEST LINE OF SAID LOT 12 A DISTANCE OF 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LOT 35; THENCE EAST ALONG THE SOUTH LINE OF AN ALLEY VACATED BY ORDINANCE RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS SEPTEMBER 9, 1912 AS DOCUMENT 5039595 TO THE WEST LINE, EXTENDED SOUTH, OF A NORTH AND SOUTH PUBLIC ALLEY AS DEDICATED BY INSTRUMENT RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS SEPTEMBER 9, 1912 AS DOCUMENT 5039596; THENCE NORTH ON SAID WEST LINE OF SAID PUBLIC ALLEY A DISTANCE OF 31 FEET; THENCE WEST AT RIGHT ANGLES TO THE SAID WEST LINE OF SAID ALLEY A DISTANCE OF 23.35 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID ALLEY 58.64 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 15, 1.72 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID ALLEY, 4.75 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 15, 2.62 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID ALLEY, 71.61 FEET, MORE OR LESS, TO A POINT ON THE

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NORTH LINE OF SAID LOT 15, 84.06 FEET EAST OF THE NORTHWEST CORNER OF LOT 12; THENCE WEST ON THE NORTH LINE OF SAID LOTS A DISTANCE OF 84.06 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 1 IN FULLERTON'S THIRD ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1645 W. Fullerton Ave., Chicago, Illinois 60614

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Property of Cook County Clerk's Office