



\*2414310005\*

IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS

Doc# 2414310005 Fee \$93.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/22/2024 1:22 PM
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CBRE, INC., Claimant
DIEHL, LLC, a Georgia limited liability company, Owner

Prepared by/Return to:
Aurora Austriaco, Esq.
Valentine Austriaco & Bueschel, P.C.
300 East Randolph Street, Suite 3400
Chicago, Illinois 60654

STATE OF ILLINOIS )
)
) ss:
COUNTY OF COOK )

NOTICE OF COMMERCIAL REAL ESTATE BROKERS LIEN

The Claimant, CBRE, Inc., a Delaware corporation, whose business address is 321 N Clark St, Suite 3400, Chicago, IL 60654, hereby files a claim for a lien pursuant to the Illinois Commercial Real Estate Brokers Lien Act, 770 ILCS 15/1 et seq., on the Real Estate (as hereinafter described), including any improvements located thereon, and against the interest of the following entity in the Real Estate:

DIEHL, LLC, a Georgia limited liability company, 361 17th Street NW, Unit 2601, Atlanta, Georgia 30363 ("Owner");

And any person claiming an interest in the Real Estate (as hereinafter described) by, through, or under Owner.

Claimant further states as follows:

- 1. Claimant is a licensed Illinois real estate broker, license number 478003670.
2. As of or about December 14, 2023, and subsequently, Owner owned fee simple title to the real estate (including all land and improvements thereon) (the "Real Estate") in Cook County, Illinois, commonly known as 280 S. Barrington Road, Streamwood, Illinois 60107, and legally described on Exhibit A, attached hereto and incorporated herein.

The permanent real estate tax number is 06-25-202-005-0000

3. Claimant entered into a written contract with Owner, dated on or about May 28, 2021 and subsequently amended ("Contract"), under which Claimant agreed to provide leasing brokerage services to Owner relative to the lease of the Real Estate to Burlington Coat Factory of Texas, Inc. ("Tenant") in exchange for the payment of a commission to Claimant by Owner. The amount of the commission due to Claimant under the Contract is \$185,673.60.

4. Claimant claims a lien on the Real Estate (including all land and improvements thereon) in the amount of \$185,673.60, plus interest.

# UNOFFICIAL COPY

Dated: May 16, 2024

CBRE, INC.

By: [Signature]  
Kevin Collins, Senior Managing Director, its Authorized Agent

**VERIFICATION**

STATE OF ILLINOIS        )  
  )    ss:  
COUNTY OF COOK        )

On behalf of Broker-Claimant, the undersigned signatory, Kevin Collins, being first duly sworn on my oath, state that I am a Senior Managing Director of Broker-Claimant, CBRE, Inc., a Delaware corporation, that I am authorized to sign this verification to the foregoing Lien under the Illinois Commercial Real Estate Brokers Lien Act, that I have read such Lien, and that the information contained therein is true and accurate to the best of my knowledge.

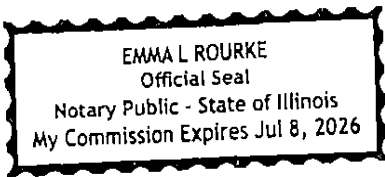
[Signature]  
Kevin Collins, Senior Managing Director

Subscribed and sworn to before me this

16<sup>th</sup> day of May, 2024

[Signature]  
Notary Public

My commission expires on July 8, 2026



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**EXHIBIT A  
LEGAL DESCRIPTION OF PROPERTY****PARCEL 1:**

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BARRINGTON ROAD (AS OCCUPIED) WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 25; THENCE NORTH 00 DEGREES, 13 MINUTES, 54 SECONDS EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1,173.52 FEET; THENCE NORTH 89 DEGREES, 46 MINUTES, 06 SECONDS WEST 213.00 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES, 46 MINUTES, 06 SECONDS WEST, 600.86 FEET; THENCE SOUTH 00 DEGREES, 13 MINUTES, 56 SECONDS WEST, 336.33 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 06 SECONDS EAST 312.37 FEET; THENCE NORTH 00 DEGREES, 13 MINUTES, 54 SECONDS EAST, 1.83 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 06 SECONDS EAST, 15.67 FEET; THENCE SOUTH 00 DEGREES, 13 MINUTES, 54 SECONDS WEST, 130.25 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 06 SECONDS EAST, 289.50 FEET; THENCE NORTH 00 DEGREES, 13 MINUTES, 54 SECONDS EAST, 450.00 FEET; THENCE NORTH 44 DEGREES, 46 MINUTES, 06 SECONDS WEST, 21.12 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

ALSO KNOWN AS LOT 2 IN THE WESTVIEW CENTER SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1989 AS DOCUMENT NO. 89440939, IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS.

**PARCEL 2:**

PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AS CREATED IN THE DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED JUNE 16, 1988 AS DOCUMENT NO. 88263898, TO AND FROM THE COMMON AREA, AS COMMON AREA IS DEFINED IN SAID DECLARATION OF EASEMENTS AND RESTRICTIONS, AND AN EASEMENT FOR PARKING UPON THAT AREA DESIGNATED AS PARKING AREA IN THE AFORESAID DECLARATION OF EASEMENTS AND RESTRICTIONS.

**PARCEL 3:**

PERPETUAL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND PARKING GRANTED IN THE CROSS-ACCESS AND

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PARKING EASEMENT AGREEMENT RECORDED JUNE 16, 1988 AS DOCUMENT NUMBER 88263899.

PARCEL 4:

GRANTS OF PERPETUAL EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS CREATED IN THE CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT MADE MARCH 20, 1989 BY AND BETWEEN P & D PARTNERS LTD. NO. 111, AN ILLINOIS LIMITED PARTNERSHIP, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 28, 1987 AND KNOWN AS TRUST NUMBER 103625-07, AND THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, RECORDED MARCH 31, 1989 AS DOCUMENT NO. 89143137, FOR THE USE OF THE COMMON AREA, AS COMMON AREA IS DEFINED THEREIN; FOR INGRESS AND EGRESS OF PEDESTRIAN AND VEHICULAR TRAFFIC; FOR PERPETUAL ACCESS ROADS; FOR THE PARKING OF VEHICLES; FOR UTILITY FACILITIES TO PUBLIC UTILITIES; FOR A SIGN EASEMENT AND FOR CONSTRUCTION EASEMENTS AND FOR OTHER PURPOSES; SAID EASEMENTS MORE PARTICULARLY DEFINED IN SAID CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT, OVER, UPON AND ACROSS THE AREAS AS THEREIN DESIGNATED.

Commonly known as: 960 S. Barrington Road, Streamwood, Illinois 60103  
Permanent Index Number: 06-25-202-005-0000

DeKalb County Clerk's Office