

UNOFFICIAL COPY

Hallmark & Johnson Properties, Ltd.

Broker-Claimant

LIEN NOTICE FOR COMMERCIAL REAL ESTATE BROKER LIEN

v. James P. Stellas; S. Group; and Chicago Title & Trust, under Tr. # 1080996 Owner

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

92903398

Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 078-003708 and whose business address is 2800 W. Peterson Ave. Chicago Illinois, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled, "Commercial Real Estate Broker Lien Act", being 1991 Ill. Rev. Stat. ch. Sec. 1 at seq., and states that:

1. The following described real property located at 3450-62 W. Devon Ave. Chicago Illinois County, Illinois, which is legally described as follows: see legal description attached

DEPT 11 Cook \$23.50 197777 TRAN 5315 12/02/92 16:15:00 #2587 # *-92-903398 COOK COUNTY RECORDER

is improved with two single-story masonry constructed commercial buildings

Said real property is now owned of record by CT&T Trust #1080996 ("Owner").

2. That on February 15, 1991, the Broker-Complainant, or his/her employees or independent contractors, entered a written agreement with the Owner for the (sale)(lease)(purchase)(other conveyance) of said property or property meeting the description of said property.

3. That the Broker-Complainant provided services for said Owner in that Broker-Claimant, his/her employees or independent contractors, procured a person or entity ready, willing and able to (sell)(lease)(purchase)(accept a conveyance) of the commercial real estate or an interest therein on the terms set forth in the written agreement with the Owner or otherwise acceptable to Owner or the Owner's agent.

4. That the amount of the commission of fee to which Broker-Complainant is entitled is \$ 55,750.00

5. Broker-Complainant now claims a lien on the above-described real property and all improvements thereon and against all persons interested therein in the sum of Dollar (\$ 55,750).

HALLMARK & JOHNSON PROPERTIES, LTD. BROKER-CLAIMANT or AUTHORIZED AGENT

STATE OF ILLINOIS) COUNTY OF Cook)

BY: Jerome Ettinger, President SS

JEROME ETTINGER, being first duly sworn on his oath, deposes and states that he/she has read the foregoing Lien Notice for Commercial Real Estate Broker Lien and knows the contents thereof and that all the statements therein contained are true and accurate to the knowledge of the undersigned.

HALLMARK & JOHNSON PROPERTIES, LTD. BROKER-CLAIMANT or AUTHORIZED AGENT BY: Jerome Ettinger

Subscribed and sworn to before me this 12th day of December, 1992.

Notary Public ARLENE A. RISER NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES 8/31/96 OFFICIAL 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.

Prepared by: Herbert A. Schwab Return to: 2800 W. Peterson Ave., Chicago, IL 60659

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Lots 51 to 58, both inclusive, in Edgar S. Owens Lincoln and Devon Avenue Subdivision of Block 4 in Enders and Muno's Subdivision of part of the South East Quarter of Section 35, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 10 35 420 031 0000
10 35 420 032 0000
10 35 420 033 0000
10 35 420 034 0000
10 35 420 035 0000
10 35 420 036 0000
10 35 420 037 0000

Property of Cook County Clerk's Office

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