

# UNOFFICIAL COPY

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COHEN FINANCIAL CORPORATION  
Broker-Claimant,

v.

AMERICAN NATIONAL BANK &  
TRUST COMPANY OF CHICAGO, not  
personally but as trustee  
u/t/a dated 2/5/92 a/k/a  
Trust No. 115110-03  
Owner.

LIEN NOTICE FOR COMMERCIAL  
REAL ESTATE BROKER LIEN

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

DEPT-01 RECORDINGS \$31.50  
T 7777 TRAN 5547 08/20/93 15:26:00  
98907 \* -93-663830  
COOK COUNTY RECORDER

Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 076-002712 and whose address is 2 N. LaSalle Street, Suite 1400, 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 770 ILCS 15/1, Sec. 1 et seq., and states that:

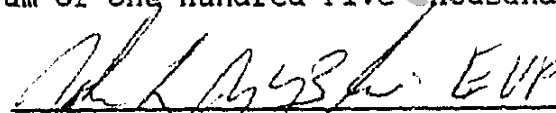
1. The following described real property located at 1000 Capitol Drive, Wheeling, Illinois, Cook County, Illinois, which is legally described as follows: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Real Estate"), which Real Estate is improved with nine office buildings. Said Real Estate is now owned of record by American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust Agreement dated February 5, 1992 and known as Trust No. 115110-03 ("Owner").


2. That on December 11, 1992, the Broker-Complainant, or its employees entered into a written Exclusive Brokerage Agreement with the beneficiary of Owner for the sale of said Real Estate.

3. That the Broker-Complainant is entitled to a commission pursuant to the terms of the Exclusive Brokerage Agreement.

4. That the amount of the commission or fee to which Broker-Complainant is entitled is One Hundred Five Thousand and No/100 Dollars (\$105,000.00).

5. Broker-Complainant now claims a lien on the above-described Real Estate and all improvements thereon and against all persons interested therein in the sum of One Hundred Five Thousand and No/100 Dollars (\$105,000.00).

  
Broker-Claimant or Authorized Agent

  
**PREPARED BY:**  
MICHAEL I. FREEMAN, P.C.  
2 North LaSalle Street - #1400  
Chicago, IL 60602  
312/346-5692

**RETURN TO:**  
MICHAEL I. FREEMAN, P.C.  
2 North LaSalle Street - #1400  
Chicago, IL 60602  
312/346-5692

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STATE OF ILLINOIS       )  
                                  )  
COUNTY OF COOK        )

\_\_\_\_\_, 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.

*[Handwritten Signature]*  
\_\_\_\_\_  
Broker-Claimant or Authorized Agent

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

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Legal description of Capital Commerce Center, Wheeling, Illinois

## PARCEL 1:

PART OF LOT 1 IN FREED AND GRAIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 1; THENCE SOUTH 49 DEGREES, 59 MINUTES, 43 SECONDS EAST ALONG THE NORTHERLY LINE OF LOT 1, A DISTANCE OF 827.50 FEET TO THE NORTH EAST CORNER OF LOT 1; THENCE SOUTH 00 DEGREES, 00 MINUTES, 17 SECONDS WEST ALONG THE EASTERLY LINE OF LOT 1, A DISTANCE OF 283.49 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BEING A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 241.00 FEET, AN ARC DISTANCE OF 107.28 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 106.39 FEET AND A BEARING OF NORTH 77 DEGREES, 16 MINUTES, 03 SECONDS WEST; THENCE SOUTH 49 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 192.30 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 BEING A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 241.00 FEET, AN ARC DISTANCE OF 189.28 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 184.45 FEET AND A BEARING OF SOUTH 67 DEGREES, 28 MINUTES, 49 SECONDS WEST; THENCE SOUTH 44 DEGREES, 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1, A DISTANCE OF 78.20 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BEING A CURVE CONCAVE TO THE SOUTH EAST HAVING A RADIUS OF 241.00 FEET, AN ARC DISTANCE OF 43.13 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 43.07 FEET AND A BEARING OF SOUTH 39 DEGREES, 52 MINUTES, 12 SECONDS WEST; THENCE NORTH 45 DEGREES, 01 MINUTES, 12 SECONDS WEST 395.30 FEET TO A POINT ON THE WEST LINE OF LOT 1; THENCE NORTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST 118.43 FEET ALONG SAID WEST LINE OF LOT 1 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

PART OF LOT 6 IN FREED AND GRAIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF ROBIN ROAD (AS DEDICATED PER PLAT OF SAID FREED AND GRAIS SUBDIVISION) WITH THE EAST LINE OF SAID LOT 6; THENCE 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG SAID EASTERLY LINE A DISTANCE OF 13.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 6, A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 6, BEING A CURVE CONCAVE TO THE NORTH WEST, HAVING

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A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 137.44 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 133.94 FEET, AND A BEARING OF SOUTH 22 DEGREES, 28 MINUTES, 49 SECONDS WEST; THENCE SOUTH 44 DEGREES 58 MINUTES, 49 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 4, A DISTANCE OF 76.20 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 6, BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 137.44 FEET TO POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 133.94 FEET AND A BEARING OF SOUTH 67 DEGREES, 28 MINUTES, 49 SECONDS WEST; THENCE SOUTH 89 DEGREES, 58 MINUTES, 49 SECONDS WEST 192.30 FEET ALONG THE SOUTHERLY LINE OF LOT 6 TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 6, BEING A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 137.44 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 133.94 FEET AND A BEARING OF NORTH 67 DEGREES, 31 MINUTES, 11 SECONDS WEST; THENCE NORTH 45 DEGREES, 01 MINUTES, 11 SECONDS WEST 76.20 FEET ALONG THE SOUTHWESTERLY LINE OF LOT 6 TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 6, BEING A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 137.44 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 133.94 FEET AND A BEARING OF NORTH 22 DEGREES, 31 MINUTES, 11 SECONDS WEST; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST 192.30 FEET ALONG THE WESTERLY LINE OF LOT 6 TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 6, BEING A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 175.00 FEET, AN ARC DISTANCE OF 137.44 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 133.94 FEET AND A BEARING OF NORTH 22 DEGREES 28 MINUTES, 49 SECONDS EAST; THENCE NORTH 44 DEGREES, 58 MINUTES, 49 SECONDS EAST 76.20 FEET ALONG THE NORTHWESTERLY LINE OF LOT 6 TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOT 6, BEING A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 107.30 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 103.32 FEET AND A BEARING OF NORTH 62 DEGREES, 32 MINUTES, 42 SECONDS EAST, THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST 162.35 FEET; THENCE SOUTH 45 DEGREES, 01 MINUTES, 11 SECONDS EAST 312.88 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST 229.94 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

PART OF LOT 4 IN FREED AND GRAIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE MOST EASTERLY SOUTH EAST CORNER OF SAID LOT 4; THENCE SOUTH 39 DEGREES, 59 MINUTES, 50 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 4, A DISTANCE OF 200.00 FEET; THENCE SOUTH 30 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 4 A DISTANCE OF 2.83 FEET; THENCE NORTH 45 DEGREES, 01 MINUTES, 11 SECONDS WEST A DISTANCE OF 109.36 FEET TO A POINT ON THE NORTHWESTERLY LINE OF LOT 4; THENCE NORTH 44 DEGREES, 58 MINUTES, 49 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF LOT 4 A DISTANCE OF 19.32 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 4, BEING A CURVE CONCAVE TO THE NORTH WEST, HAVING A RADIUS OF 241.00 FEET, AN ARC DISTANCE OF 189.28 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 184.45 FEET AND A BEARING OF NORTH 22 DEGREES, 28 MINUTES, 49 SECONDS EAST; THENCE NORTH 00 DEGREES, 01 MINUTES, 11 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 18.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 4, BEING A CURVE CONCAVE TO THE SOUTH EAST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 14.14 FEET AND BEARING OF NORTH 44 DEGREES, 58 MINUTES, 49 SECONDS EAST; THENCE NORTH 89 DEGREES, 58 MINUTES, 49 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 230.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 4, BEING A CURVE CONCAVE OF THE SOUTH WEST, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID ARC HAVING A LENGTH OF 14.14 FEET AND A BEARING OF SOUTH 45 DEGREES, 01 MINUTES, 11 SECONDS EAST; THENCE SOUTH 0 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 4, A DISTANCE OF 182.04 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

LOT 1 IN BOWES SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1956 AS DOCUMENT NUMBER 16694699 EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 2.83 FEET OF THE POINT OF BEGINNING; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE WHICH FORMS AN ANGLE OF 45 DEGREES, 00 MINUTES WITH THE WEST LINE OF LOT 1, A DISTANCE OF 40.14 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE WHICH IS AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE A DISTANCE OF 40.14 FEET TO THE WEST LINE OF LOT 1; THENCE NORTHERLY ALONG THE WEST LINE OF LOT 1 A DISTANCE OF 56.77 FEET TO THE PLACE OF BEGINNING.

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ALSO EXCEPTING THAT PART DESCRIBED AS BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 10.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION 14.98 FEET TO A POINT ON THE EAST LINE OF LOT 1 WHICH IS 13.00 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 1 A DISTANCE OF 13.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

## PARCEL 5:

PART OF LOT 4 IN FREED AND GRAIS SUBDIVISION, BEING A SUBDIVISION OF PART TO SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTH EAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES, 59 MINUTES, 50 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 4, A DISTANCE OF 105.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 10 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 50 SECONDS EAST, A DISTANCE OF 77.56 FEET; THENCE NORTH 44 DEGREES, 58 MINUTES, 49 SECONDS EAST, A DISTANCE OF 18.75 FEET TO THE EASTERLY LINE OF SAID LOT 4 BEING ALSO THE WEST LINE OF LOT 1 IN BOWES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1956 AS DOCUMENT NUMBER 16694699; THENCE SOUTH 00 DEGREES, 01 MINUTES, 11 SECONDS EAST ALONG THE EASTERLY LINE OF LOT 4, A DISTANCE OF 157.41 FEET TO A PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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