

# 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  
) . T7777 TRAN 5589 08/20/93 17:06:00  
) . 48976 \$ \*-93-664741  
) . 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:

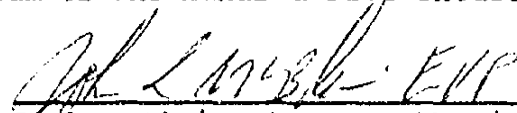
1. The following described real property located at 1000 Capitol Drive, Wheeling, Illinois, Cook County, Illinois, which is legally described as follows: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF (the "Real Estate"), which Real Estate is improved with nine office buildings. Said Real Estate 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        )

John L. McBlain  
~~John L. McBlain~~, 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.

John L. McBlain  
Broker-Claimant or Authorized  
Agent

Subscribed and sworn to before me this 30<sup>th</sup> day of AUGUST  
1993.

Donna Lee Heldebrandt  
NOTARY PUBLIC

OFFICIAL SEAL  
DONNA LEE HELDEBRANDT  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 12/19/93

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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 89 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 263.49 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 89 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 184.49 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 19 DEGREES, 51 MINUTES, 12 SECONDS WEST; THENCE NORTH 45 DEGREES, 01 MINUTES, 11 SECONDS WEST 195.30 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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PART OF LOT 4 IN FREED AND CHAIS 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:

PARCEL 1:

...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 113.94 DEGREES, 11 MINUTES, 11 SECONDS WEST; ...

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COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 2.82 FEET OF THE POINT OF BEGINNING; THENCE IN A SOUTHWESTLY 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 SOUTHWESTLY 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.

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

PARCEL 4

IN COOK COUNTY, ILLINOIS.  
BEGINNING AT THE MOST EASTERLY SOUTH EAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES, 59 MINUTES, 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 209.86 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 19.22 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 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 NORTHWESTERLY 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 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.

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Property of

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 7 IN SOME 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 PLAN THEREOF RECORDED SEPTEMBER 11, 1956 AS DOCUMENT NUMBER 1665689; 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.

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:

PARCEL 5:

ALSO EXCEPTING THAT PART DESCRIBED AS BEGINNING AT THE SOUTH EAST CORNER OF SAID LOT 7; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 7 A DISTANCE OF 10.00 FEET; THENCE IN A NORTHEASTERLY DIRECTION 14.98 FEET TO A POINT ON THE EAST LINE OF LOT 7 WHICH IS 18.00 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 7 A DISTANCE OF 18.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.