

UNOFFICIAL COPY

COOK COUNTY
RECORDER
JESSE WHITE
WASKOWICZ OFFICE

3001
RECORDING # 31.00
MAILINGS # 0.50
95535755 #
0015 MOH 13:39

88/07/95

CLAIM FOR BROKER'S LIEN

Claimant, Brian Properties, Inc., real estate license number 078-001552 (Broker), hereby files a claim for lien pursuant to the Commercial Real Estate Broker Lien Act against Seung S. Lee and Kay K. Lee (hereinafter collectively referred to as "Owner"), of Northfield, Cook County, Illinois, and states:

1. On October 4, 1994, the Owner owned the real estate in Arlington Heights, Cook County, Illinois, improved with one twelve (12) unit apartment building and one fourteen (14) unit apartment building, and legally described on Exhibit A, attached hereto and made a part hereof.

2. Owner entered into a written agreement with Broker on October 4, 1994, to pay Broker a real estate brokerage commission of five percent of the full sale price if the Broker provided a purchaser ready, willing, and able to purchase the aforesaid real estate during the period of the agreement.

3. During the period of the written agreement between Broker and Owner, Broker provided to Owner a purchaser ready, willing, and able to purchase the real estate for the full sale price of \$825,000.00.

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2160
all paid
per [unclear]

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4. The Broker claims a lien on the aforesaid real estate in the amount of \$41,250.00.

5. The information contained in this notice is true and correct.

Brian Properties, Ltd.

By Jack B. Whisler
President

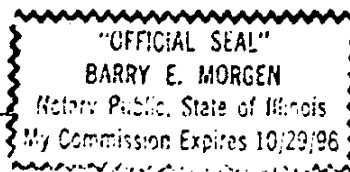
STATE OF ILLINOIS)
) SS
COUNT OF COOK

The affiant, Jack B. Whisler, being first duly sworn, on oath deposes and says that he is the President of Brian Properties, Inc., the claimant; that he has read the foregoing claim for lien and known the contents thereof; and that all the statements therein contained are true.

Jack B. Whisler
Jack B. Whisler

Subscribed and Sworn
to before me this 17th
day of August, 1995.

Barry E. Morgen
Notary Public



THIS DOCUMENT PREPARED BY:

Barry E. Morgen
Attorney for Claimant
6160 North Cicero Avenue
Suite 640
Chicago, Illinois 60646
(312) 777-3939
Atty. No. 27103

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 173.00 FEET OF THE SAID NORTH 1/2 OF SECTION 30, 2547.0 FEET EAST OF THE WEST LINE OF SAID SECTION 30; THENCE EAST ON THE NORTH LINE OF THE SAID SOUTH 173.00 FEET A DISTANCE OF 24 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 6.00 FEET TO THE NORTH OF THE SOUTH 167.00 FEET OF THE NORTH 1/2 OF SAID SECTION 30; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 167 FEET, A DISTANCE OF 90.00 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 62.63 FEET TO A POINT ON THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE WESTERLY ALONG SAID SOUTHERLY LINE A DISTANCE OF 132.20 FEET TO A POINT ON THE EAST LINE OF THE WEST 2547.00 FEET OF THE NORTH 1/2 OF SAID SECTION 30; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 24.30 FEET TO THE PLACE OF BEGINNING.

PARCEL A:

THAT PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A NORTHWESTERLY SOUTHEASTERLY STRIP OF LAND 16.5 FEET IN THE WIDTH BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 38 IN ARLINGDALE, BEING HARRY J. ECKHARDT'S SUBDIVISION OF THE WEST 2346 FEET OF THE NORTH 1/2 OF SAID SECTION 30, SAID CORNER BEING ALSO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE A DISTANCE OF 819.85 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 16.5 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE TO A POINT ON THE EAST LINE OF THE WEST 2661.0 FEET OF SAID SECTION 30; THENCE SOUTHERLY ALONG SAID EAST LINE OF WEST 2661.0 FEET A DISTANCE OF 19.2 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY BOUNDARY LINE TO THE POINT OF BEGINNING.

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PARCEL 2:

THAT PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTH 167.00 FEET OF THE SAID NORTH 1/2 OF SECTION 30, 2571.00 FEET EAST OF THE WEST LINE OF SAID SECTION 30; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 134.00 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 30, A DISTANCE OF 90.00 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 134.00 FEET TO THE NORTH LINE OF THE SOUTH 167.00 FEET OF THE NORTH 1/2 OF SAID SECTION 30; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 167.00 FEET, A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL B:

THAT PART OF THE NORTH 1/2 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION WHICH IS 2671.0 FEET EAST OF THE WEST LINE OF SAID SECTION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 30, 166.98 FEET; THENCE NORTHWESTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD, SAID POINT BEING THE INTERSECTION OF SAID SOUTHWESTERLY LINE AND THE EAST LINE OF THE WEST 2661 FEET OF SAID SECTION THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 2661 FEET OF SAID SECTION TO A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 30; THENCE EAST 10 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF).

P.I.N.(s) 03-30-117-038
03-30-233-008
03-30-233-007
03-30-117-031

PROPERTY ADDRESS: 908-910 WEST EUCLID
ARLINGTON HEIGHTS, ILLINOIS 60005

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