

# UNOFFICIAL COPY

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## CLAIM OF LIEN

STATE OF Illinois, COUNTY OF Cook

BEFORE ME, the undersigned Notary Public, personally appeared STEVE MILIN who duly sworn says that he is the Authorized agent for lienor herein whose address is Chicago, Illinois and that in accordance with a contract dated January 20, 1995 lienor furnished labor and services and advanced funds in the course of securing a loan for the lienees under the terms of a Loan Brokerage Agreement, a copy of which is attached hereto on the following described real property in Cook County, State of Illinois, described as follows: LOT 19 IN BLOCK 12 IN HERNBERG'S SUBDIVISION OF BLOCKS 2, 5 TO 8, 11 TO 28 AND RESUBDIVISION OF BLOCK 4 IN ROOD AND WENTON'S ADDITION TO MORGAN PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 20 ACRES) AND THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 20 ACRES) IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, COMMONLY KNOWN AS 11321 S. CARPENTER, CHICAGO, ILLINOIS 60643 P.I.N. 25-20-216-021 and owned by ALBERTA WALKER of a total value of FOUR THOUSAND, SEVEN HUNDRED, SEVENTY-FIVE & NO/100 dollars ( \$ \$4,775.00 PLUS COSTS ) of which there remains unpaid \$ \$4,775.00 PLUS COSTS, and completed its services on February 17, 1995, by securing said loan, setting up a closing, preparing documents and appearing, ready, willing and able to close the transaction, at which time lienee refused to consummate the loan acquired under the terms and conditions of the agreement and lienor served copies of the notice on the lienees on February 22, 1995, by CERTIFIED MAIL, RETURN RECEIPT REQUESTED AND REGULAR U.S. MAIL, POSTAGE PREPAID.

PAN AMERICAN FINANCIAL SERVICES, INC.

By *Steve Milin*  
STEVE MILIN, President

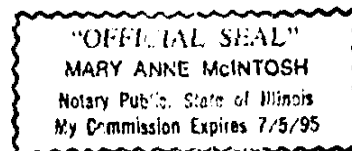
On March 13, 1995 before me, *Mary Anne McIntosh*, personally appeared STEVE MILIN, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal. Signature *Mary Anne McIntosh*

Notary Public

MAIL TO:

STANDARD TITLE OF ILLINOIS  
1279 N. MILWAUKEE AVE.  
SUITE 245  
CHICAGO, ILLINOIS 60672



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Pan American Financial

Services, Inc.

Mortgage Broker

Illinois Residential Mortgage Licensee

4250 N. Marine Dr.

Suite 228

Chicago, IL 60613

312.665.0100

Loan Brokerage Agreement

In accordance with section 450.1010 of the Illinois Residential Mortgage License Act of 1987.

Borrower: ALBERTA WALKER
Co-Borrower: ELVIR WALKER
Property Address: 11321 S CARPENTER
CHICAGO, IL 60643

DEPT-01 RECORDING \$23.50
137777 TRAN 6969 03/14/95 08:27:00
57165 3 DC \* 95-171256
COOK COUNTY RECORDER

The Borrower(s) hereby authorizes Pan American Financial Services, Inc. (Broker) the exclusive rights to submit loan applications to Lenders on behalf of the Borrower(s) to obtain a mortgage loan for the Borrower(s). The Broker shall have the exclusive rights for a period of 90 days from the date of this agreement.

SERVICES

Loan Amount Being Applied For is \$45000.00 [X] Plus Costs [ ] Costs Included

Term: 360/180 mos. Rate: 18.9% With a Rate Cap of: \_\_\_\_\_ %

Float: \_\_\_\_\_ Locked For: \_\_\_\_\_ Days Lock Expires: \_\_\_\_\_

Application Date: 01/20/95 Relative Closing Date: 02/15/95

Fees: If said loan is made and funds are dispersed, Borrower(s) hereby authorize(s) the Note Holder to deduct 10% of the loan proceeds and pay said amount to Pan American Financial Services, Inc. Other loan charges may be deducted from the loan proceeds. Borrower(s) realize that any commission to Pan American Financial Services, Inc. for obtaining a loan commitment from Note Holder will be in addition to any Note Holder's fees and may be deducted from the proceeds of the loan, and Borrower(s) agree to pay Pan American Financial Services, Inc. these commissions.

Commitment: The signing of this agreement does not serve as a commitment, promise or representation that a loan can be obtained for the Borrower(s). Pan American Financial Services, Inc. shall incur no liability or assume any obligation regarding the making or failure to make said loan. There may exist types of situations or conditions not known by Broker at the time of signing this document, such as: appraisal, merely affecting the amount of loan; change in loan programs; unrevealed debt; adverse credit; changes in underwriting guidelines; post inspection report; well and septic report (if applicable); survey problems; etc. (450.1010(c)). Pan American Financial Services, Inc.'s fee is earned if Borrower(s) accept loan arranged on the above terms or better. Borrower(s) may void this agreement by written notice if it contains false or misleading statements, and may, (Except in the case of a rejection or variation in terms or conditions for any reason by the parties involved), recover application fees (if any) paid to Pan American Financial Services, Inc. including attorneys fees for enforcing Borrower(s) rights under this agreement.

Notwithstanding the foregoing, Borrower(s) agree that in the event that the loan is not funded due to no fault of Broker or if Borrower(s) terminate this Agreement for any reason other than the terms set forth above, Broker shall be entitled to and Borrower(s) shall pay all of Broker's out-of-pocket expenses and a cancellation fee of \$4000.00. In the event that Borrower(s) fail to pay Broker this out-of-pocket expenses and cancellation fee within 30 days written notice sent by Broker (with notice deemed to be given when mailed by Broker regular U.S. Mail, postage pre-paid to Borrower(s) address), then Borrower(s) consent to Broker placing a lien on Borrower(s) property for the amount owed to the Broker. Borrower(s) further agree that Borrower(s) shall pay any costs and reasonable attorneys' fees incurred by Broker in enforcing any obligation of Borrower(s) under this agreement.

Receipt of the Loan Brokerage Agreement, Good Faith Estimate of Closing Costs, and Loan Brokerage Disclosure Statement is hereby acknowledged (450.1010(d)). Upon request, a copy of this document shall be made available to Borrower(s) or Borrower(s)' attorney for review prior to closing.

Alberta Walker 1-20-95
Borrower Date
Elvir Walker 1-20-95
Co-Borrower Date
[Signature] 1-20-95
Date
Pan American Financial Services, Inc.
(Loan Officer)

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