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Form No. 301

# COMMERCIAL REAL ESTATE BROKER LIEN

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STATE OF ILLINOIS )  
COUNTY OF COOK ) S.S.

The claimant, EAST WEST REALTY by PAUL PARK, a Real Estate Broker,  
License # 075-072-440 (hereinafter "claimant") of City of Chicago, County of Cook

State of Illinois hereby files a claim for lien against LaSALLE NATIONAL BANK, N.A.,  
as Trustee U/T/N 118675 (hereinafter referred to as "owner"), of 135 S. LaSalle St., Chicago, County, Illinois, and states:

That on August 12, 19 97, the owner owned the following described land in the  
County of Cook, State of Illinois, legally described as follows:

## EXHIBIT A ATTACHED HERETO

Permanent Real Estate Index Number(s): 13-11-424-024

Address(es) of premises: 3534-38 W. Lawrence Ave., Chicago, IL

- I. ☐ A. The claimant made a written contract with said owner or his agent for the purposes of selling, leasing, or otherwise conveying any interest in the commercial real estate and said agreement was signed by the owner or his agent.
- ☒ B. Claimant or his agents have provided licensed services that result in the procuring of a person or entity, ready willing and able to purchase, lease, or otherwise accept a conveyance of the Commercial Real Estate or any interest in the commercial real estate upon terms provided for in a written agreement signed by the owner or his agent.
- ☒ C. Claimant had a written agreement with a prospective buyer as to the purchase or other conveyance to the buyer of commercial real estate and has satisfied his obligations pursuant to a written agreement.
- II. ☒ A. The Claimant or his agents procured a person or entity ready, willing and able to purchase, lease or otherwise accept a conveyance of the property upon the terms set forth in the written agreement with the owner or otherwise acceptable to the owner or his agent.
- ☐ B. The Claimant being otherwise entitled to a fee or commission under a written agreement signed by the owner or his agent.

Please delete the paragraphs that do not apply in I and II above.

- III. The recording of the lien precedes the conveyance, except if the Claimant is claiming to an installment commission not yet due or based upon a written agreement with the buyer.

That said owner is entitled to credits on account thereof as follows: -0-

leaving due, unpaid and owing to the Claimant, after all credits, the balance of THIRTEEN THOUSAND SIX HUNDRED Dollars (\$ 13,625.00), plus interest, the Claimant claims as a lien on said land and improvements.

EAST WEST REALTY

By: Paul Park, Broker

State of Illinois )  
County of Cook ) S.S.

The affiant, Paul Park being first duly sworn, on oath deposes and says that he is a licensed real estate broker, that he has read the foregoing claim for lien and knows the contents thereof and that all the statements therein contained are true and correct to the best of his knowledge and further states he has mailed a copy of this notice by certified mail to the owner.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

"OFFICIAL SEAL"

PHILIP T. REINSTEIN

Notary Public, State of Illinois

My Commission Expires 2/28/99

Paul Park

personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of February, 19 97

Commission expires... 19

This instrument was prepared by

Philip T. Reinstein, 950 Skokie Blvd, Northbrook, IL 60062

(NAME AND ADDRESS)

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Cook County Recorder 23.50

**EXHIBIT A**

**LEGAL DESCRIPTION  
FOR  
3534-38 W. LAWRENCE AVE., CHICAGO, ILLINOIS**

Lots 16, 17, 18 and 19 in Hurdman's Subdivision of Block 'A' in Sophie Rach's Subdivision (except the East 5 Acres thereof) in Block 25 of Jackson's Subdivision of the Southeast 1/4 of Section 11 and the Southwest 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-11-424-024-0000

COOK COUNTY  
RECORDER  
JESSICA WHITE  
SKOKIE OFFICE

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