NOTICE OF COMMERCIAL
REAL ESTATE BROKER LIEN

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

....

CUSHMAN & WAKEFIELD OF ILLINOIS,
INC.,

      Broker-Claimant,

vs.

DEARBORN PROPERTIES,

      Owner.   (FOR RECORDER'S USE ONLY)

      Notice is hereby given that the undersigned Broker-Claimant, whose real estate license number is 078-002511, and whose business address is 455 N. Cityfront Plaza Drive, Suite 2800, Chicago, Illinois 60611-5555, makes the following statement and claims a Commercial Real Estate Broker Lien under the law entitled "Commercial Real Estate Broker Lien Act," being 770 ILCS 15/1, et seq., and states:

      1.   That the following described real property (the "Property"), located at 625 West Jackson Boulevard, Chicago, Illinois, whose PIN is 17161180010000 and 17161180020000, is improved with a commercial building. Upon information and belief, the record owner of the Property (the "Owner") is Dearborn Properties.

      2.   That on or about September 23, 1996, the Broker-Claimant, by its employee(s), entered into a written agreement with the Owner for the sale or lease of all or part of the Property.

      3.   That the Broker-Claimant by its employee(s) provided services for said and is in compliance with Broker-Claimant's obligations under a written agreement to which Owner is a party.

      4.   Upon information and belief, that the amount of the commission or fee to which Broker-Claimant is entitled is ONE HUNDRED AND FORTY THOUSAND DOLLARS AND 00/100 ($140,000.00).

      5.   Broker-Claimant now claims a lien on the Property, all improvements thereon, and against all persons interested therein, in the sum of is ONE HUNDRED AND FORTY THOUSAND DOLLARS AND 00/100 ($140,000.00).

      CUSHMAN & WAKEFIELD OF ILLINOIS, INC.

      By:_____
                Its Authorized Agent
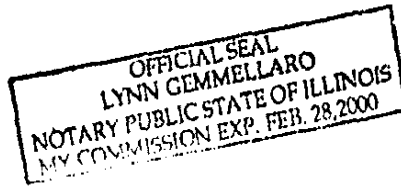
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK   )

Richard A. Cenkus, being first duly sworn on his oath, deposes and states that he 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.
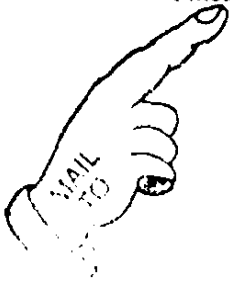
Subscribed and sworn to before me this
13th day of April , 1998.

Notary Public

OFFICIAL SEAL
LYNN GEMMELLARO
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 28, 2000

NOTE: THIS LIEN NOTICE IS VOID AND UNENFORCEABLE UNLESS RECORDED WITH THE COUNTY RECORDER OF THE COUNTY IN WHICH THE REAL ESTATE IS LOCATED, AS REQUIRED IN THE COMMERCIAL REAL ESTATE BROKER LIEN ACT.

PREPARED BY
AND MAIL TO:
Richard A. Cenkus
Midwest Region Attorney
Cushman & Wakefield of Illinois, Inc.
455 N. Cityfront Plaza Drive
Suite 2800
Chicago, IL 60611-5555

EDWARD J. ROSEWELL   COOK COUNTY TREASURER
01/17/98   Receipt : 1200   Employee : GARY   Page : 1

P I N : 17-16-118-001-0000   Volume : 000593

Address : NONE

Name   : LOPEZ JULIUS

Mailing : NONE

Legal Description :
Sub-Division Name : SCHOOL SEC SUB BK 28

     Legal : SUB OF BLK 28 OF SCHOOL SECTION ADD (SEE A)   REC DATE: 01/07/192
             3   DOC NO :0251097

     SE-TA-RG   BLOCK   PT   OF
     16-39-11   0000001
     16-39-14   0000001

- -
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EDWARD J. ROSEWELL   COOK COUNTY TREASURER
01/17/98   Receipt : 95222   Employee : GARY   Page : 1

P I N : 17-16-118-002-0000   Volume : 000591

Address : NONE

Name   : LOPIN JULIUS

Mailing : NONE

Legal Description :
Sub-Division Name   SCHOOL SEC SUB BK 38

     Legal : SUB OF LOT 28 OF SCHOOL SECTION ADD (SEE A)   REC DATE: 01/07/192
             9   DOC NO 10251097

     ST-TN-RG BLOCK PT LOT
     16-39-14   30/00.01

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