# UNOFFICIAL CO4P6035 19 005 Page 1 of

1999-07-01 13:36:50

99636247

#### COMMERCIAL REAL ESTATE BROKER'S LIEN

The undersigned Claimant, Rand Realty, a division of R. J. Schmitt & Associates, Inc. of 1845 East Rand Road, Arlington Heights, IL 60004 (hereinafter the "Claimant") of the County of Cook, and State of Illinois, hereby files a Claim for a Commercial Real Estate Broker's Lien against Chicago Title & Trust Company, a Corporation of Illinois as Trustee under Trust Agreement dated November 1, 1982 and known as Trust Number 1082859 (hereinafter the 'O.mer") as follows:

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS

1. That on or about April 9, 1998 Chicago Title & Trust Company owned the following described land (hereinafter the "Property") in the County of Cook, State of Illinois, to wit:

## Legal Description:

The West 297 feet of the following tract of land to wit: Commencing 9.70 and 1/2 chaines South of the Northwest Corner of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian (in the center of the road) thence East parallel with the North line 17.91 chaines; thence South 5-3/4 degrees a distance of 6.93 chaines thence South 82-3/4 degrees West a distance of 17.35 chaines to the center of road; thence North along center of road 9.08 1/2 chaines to the place of beginning (except therefrom the West 297 feet of the orth 31).87 feet thereof and except that part of aforesaid West 197 feet taken or used for State Road) in Cook County, Illinois.

Permanent Index Number: 03-32-115-005 Volume: 234

Commonly known as 311 S. Arlington Heights Road, Arlington Heights, IL.

2. On or about April 9, 1998 the Claimant did receive a Confidential Offering Memorandum from Cushman & Wakefield, the Real Estate Brokers for the Owner, advising the Claimant that the Property was for sale and inviting the Claimant to present buyers.

# UNOFFICIAL COPY 3636247 Page 2 of 3

State of Illinois)
)SS
County of C o o k)

### ATTESTATION

I, Gregory C. Schmitt, being duly sworn, state that I am the President of Rand Realty a division of R. J. Schmitt & Associates, Inc. and that I have read the Claim For Commercial Real Estate Broker's Lien and the contents thereof, and all statements contained therein are true and correct.

Gregory C. Schmitt

Subscribed and sworn to before me this 150 day of July, 1999.

JOM

Notary Public

OFFICIAL SEAL

IHA D LEAVITT

NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/28/01

Prepared by: Ira D. Leavitt

675 North Court

Suite 360

Palatine, IL 60067

After recording please mail to:

Ira D. Leavitt 675 North Court Suite 360 Palatine, IL 60067

15 Clopping

Ira D. Leavitt Attorney No. 11829 675 North Court Suite 360 Palatine, IL 60067 (847) 359-8883

- In May of 1998 the Claimant did advise Cushman & Wakefield that Claimant had a client that was interested in purchasing the Property, and did bring representatives of the client to the Property, where those clients were shown the Property by a representative or Beneficiary of the Owner.
- On information and belief the Claimant believes that the Claimant's client, an entity affiliated with the Claimant's client, or a nominee for the Claimant's client did enter into a Contract to Purchase the Property.

Proposition of the County Clerk's Office Wherefore, Claimant claims a Lien as a Participating Broker against the Property equal to 50% of the gross commission payable by the Owner of the Property to Cushman & Wakefield.

a division of R. J. Schmitt &

Gregory C. Schmitt, President