

COMMERCIAL REAL ESTATE BROKER'S LIEN



**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS**

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 "Owner") as follows:

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 Northeast 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 311.87 feet thereof and except that part of aforesaid West 297 feet taken or used for State Road) in Cook County, Illinois.

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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.


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3. 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.

4. 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.

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.

Rand Realty
a division of R. J. Schmitt &
Associates, Inc.

By: 
Gregory C. Schmitt, President

Property of Cook County Clerk's Office