

COMMERCIAL REAL ESTATE
BROKER'S CLAIM FOR LIEN



Mail to:

Peter G. Knapp, Esq.
666 Russel Ct., Suite #103
Woodstock, IL 60098

STATE OF ILLINOIS)
) **Above Space for Recorder's use only**
) SS.
COUNTY OF COOK)

The claimant, **CRAIG B. HALLENSTEIN, Broker License No. 075-099260, RE/MAX TRADITIONS, COMMERCIAL DIVISION** of WOODSTOCK, County of McHENRY, State of ILLINOIS, by and through his attorney, Peter G. Knapp, hereby files a claim for lien against **ANTHONY F. PIET, JR., JANINA PIET as Trustee of the JANINA PIET TRUST, THE ANTHONY F. PIET TRUST, ANTHONY F. PIET, III, and SHARON PIET**, doing business as **TONY PIET MOTOR SALES** (hereinafter referred to as "Owner"), of COOK County, Illinois and states:

THAT on April 11, 1995, **ANTHONY F. PIET, JR., JANINA PIET as Trustee of the JANINA PIET TRUST, THE ANTHONY F. PIET TRUST, ANTHONY F. PIET, III, and SHARON PIET**, the Owner(s), owned or held a beneficial interest under CHICAGO TITLE AND TRUST COMPANY, Trust Agreement No. 1089185, dated October 21, 1986, in the following described land in the County of Cook, State of Illinois, to wit:

LOTS 3 THROUGH 18 BOTH INCLUSIVE, IN BLOCK 8 IN COBE AND McKINNON'S 67th STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s):

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- 19-24-231-023 Volume 427 19-24-231-024 Volume 427 19-24-231-025 Volume 427
- 19-24-231-026 Volume 427 19-24-231-027 Volume 427 19-24-231-028 Volume 427
- 19-24-231-029 Volume 427 19-24-231-041 Volume 427

UNOFFICIAL COPY

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Address(es) of premises: 6614-6640 S. Western Ave., Chicago, IL 60636

That on April 11, 1995, the Owner(s) made a written agreement with the Broker, giving to the Broker an exclusive-right-to-sell listing, with a Broker's fee at 4.5% of the selling price of the real estate and or the leased value of the real estate, fixtures, fixed assets, goodwill, parts and accessories, and the value of leases for equipment and real estate assumed by buyer, and also 4.5% of the sale price of the real estate pursuant to an option to purchase due and payable to the Broker at the time the option is exercised; and Broker has provided licensed services that resulted in the procuring of a person or entity ready, willing, and able to purchase, lease, or otherwise accept a conveyance of the above described commercial real estate, the auto dealership, TONY PIET MOTOR SALES, and appendant interests; and on information and belief pursuant to a contract dated October 6, 1998, and a closing statement dated March 1, 1999, negotiations were completed thereunder for the transfer by Owner(s) upon the following terms:

Real Estate Lease at \$15,000.00/month for 60 months	\$ 900,000.00	@4.5% commission	\$ 40,500.00
GM "Goodwill"; Franchise Rights	\$ 600,000.00	@4.5% commission	\$ 27,000.00
Fixed Assets	\$ 250,000.00	@4.5% commission	\$ 11,250.00
Parts Sale Price	\$ 99,361.70	@4.5% commission	\$ 4,471.00
Real Estate: (Sales Price \$2,100,000.00 @4.5% = \$94,500.00 - \$40,500.00 (Lease Commission))			\$ 54,000.00
		COMMISSION DUE	<u>\$137,221.00</u>

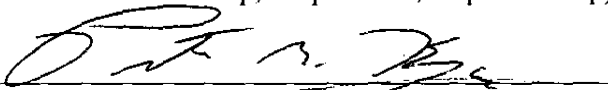
PLUS: (unknowns/future-contingent)

Lease Assumptions by Buyer	\$ unknown	@4.5% commission	\$ unknown
Ford/Lincoln/Mercury "Goodwill"; Franchise Rights	\$ 750,000.00	@4.5% commission	\$ 33,750.00

That after allowing all credits, a commission not less than \$137,221.00 Dollars, plus unknown amounts for which, with interest, the claimant claims a lien on said land and improvements, and against said Owner(s).

RE/MAX TRADITIONS, WOODSTOCK, ILLINOIS
(Name of sole ownership, corporation, or partnership)

By



PETER G. KNAPP, Attorney At Law
for CRAIG B. HALLENSTEIN, BROKER

This document was prepared by PETER G. KNAPP, Esq., 666 Russel Court, Suite 103,

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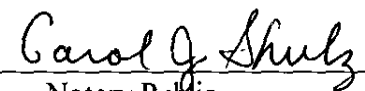
VERIFICATION

The Affiant, PETER G. KNAPP, ESQ., being first duly sworn, on oath deposes and says that he is the attorney for the Broker, Craig B. Hallenstein; that he is authorized to make this verification on behalf of the Broker; that he has read the forgoing claim for lien and knows the contents thereof; and that the information contained in this claim for lien is true and accurate to the best of his knowledge and belief.



Peter G. Knapp, Esq.

Subscribed and sworn to before me this 2nd day of March, 1999.



Notary Public

