

UNOFFICIAL COPY

LIS PENDENS NOTICE



Doc#: 0731918099 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/15/2007 04:50 PM Pg: 1 of 4

FOR RECORDER'S USE ONLY

I, the undersigned, do hereby certify that there currently exists a controversy in connection with legal services performed for Bark Properties, LLC, the owner of the referenced property (the "Property") by Liston & Lafakis, P.C. pursuant to the attached contract with an unpaid balance of Forty Two Thousand Six Hundred Ninety Dollars and 50/100 Cents (\$42,690.50) as evidenced by the attached invoices for the benefit of and affecting the Property known as:

Common Address: 1665 Birchwood Avenue, Des Plaines,
Illinois 60018

Parcel Identification Number: 09-28-300-021-0000

Attorney for Liston & Lafakis, P.C.
Christopher S. Wunder, Esq. (#6287720)
Kaplan Papadakis & Gournis, P.C.
180 N. LaSalle Street
Suite 180
Chicago, Illinois 60601
Phone (312) 726-0531
Fax (312) 726-4928

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CONTINGENT FEE AGREEMENT

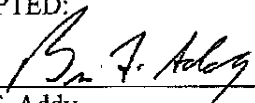
Bark Properties, LLC ("Client") and Liston & Lafakis, P. C. ("Attorney") HEREBY AGREE AS FOLLOWS:

- 1) Attorney will represent Client before the proper authorities for the 2007-2009 real state tax years, in order to secure a fair and equitable valuation and real estate tax for the real estate and improvements thereon identified as follows:

<u>Property Address</u>	<u>City</u>	<u>Township</u>	<u>PINs</u>
1665 Birchwood Ave	Des Plaines, IL	Maine	09-28-300-021-0000

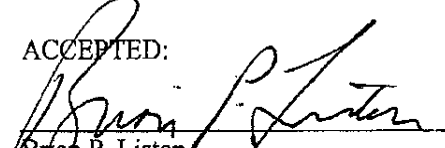
- 2) If Attorney obtains a reduction in assessed valuation in the first year of the triennial period, Client agrees to pay fees to the Attorney in the amount of 12.5% per year over the three year triennial re-assessment period. Payment will be due immediately upon rendering of the assessment reduction by the Assessor and/or Board of Review (even in the event of a sale of this property). In the event no reduction is obtained, there will be no charge for services. When an assessment reduction is obtained in the first year of a triennial assessment period, said reduction should continue for the remaining years of the triennial, provided that the reduction is not marked "one year only." It is understood that the issuance of a building permit or physical changes made to improve this property may increase its market value and the assessment for subsequent years could be increased accordingly.
- 3) Assessment reductions that are marked "ONE YEAR ONLY" and assessment reductions obtained in the last year of a triennial will be billed at 20% of that year's tax savings. In the event no reduction is obtained, there will be no charge for services.
- 4) Tax savings are defined the difference between the taxes that would have been paid less the taxes actually paid due to Attorney's efforts. They may be computed on an estimated basis by multiplying the latest known county equalization factor and tax rate for the subject property by the difference between the proposed assessed value and the assessed value that results from Attorney's representation. "Assessment Reduction x Rate x Equalization Factor = Tax Savings)
- 5) Client agrees to be responsible for all necessary costs associated with appealing Client's real estate tax assessments including but not limited to filing fees, appraisal services and testimony, court reporter fees, and expert witness fees. Attorney agrees not to incur any such expenses without Client's prior approval.
- 6) Upon the approval of Client, the final assessment established by the Board of Review may be appealed to the Circuit Court of Cook County of the State Property Tax Appeal Board (PTAB). If such an appeal results in a tax refund, Client agrees to pay a contingent fee equal to 33% of the TOTAL AMOUNT REFUNDED, plus any costs and filing fees. Upon approval of Client, a Certificate of Error may be filed. Client agrees to pay a contingent fee equal to 33% of the tax savings or refund obtained by Certificate of Error for a prior tax year. In the event Attorney prosecutes a tax rate protest for any particular tax year on behalf of the Client, the Client agrees to pay a fee equal to 33% of the tax refund for that year.

ACCEPTED:


 Brian F. Addy
 Bark Properties, LLC
 101 University Blvd. Suite 420
 Denver, CO 80206

DATED: 5/8/07

ACCEPTED:


 Brian P. Liston
 Liston & Lafakis, P.C.
 33 North LaSalle Street, 25th Floor
 Chicago, IL 60602

(CLIENT'S COPY)

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Liston & Lafakis, P.C.

A Professional Corporation
33 North LaSalle Street, 25th Floor
Chicago, IL 60602
FEIN #36-4483325

bpl 312 5801594
gjl 312 5801591
dlb 312 5801715

BRIAN ADDY
101 UNIVERSITY BOULEVARD
SUITE 420
DENVER, CO 80206

November 07, 2007

In Reference To: BARK PROPERTIES
1665 BIRCHWOOD AVENUE
DES PLAINES, ILLINOIS
FILE #07-5179

Invoice # 11328

For professional services rendered

\$38,798.82

2007 PROPERTY TAX REFUND AMOUNT: \$193,994.12
20% FEE DUE

Property of Cook County Clerk's Office

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Liston & Lafakis, P.C.

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33 North LaSalle Street, 25th Floor
Chicago, IL 60602
FEIN #36-4483325

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dlb 312 5801715

BRIAN ADDY
101 UNIVERSITY BOULEVARD
SUITE 420
DENVER, CO 80206

November 07, 2007

In Reference To: BARK PROPERTIES
1665 BIRCHWOOD AVENUE
DES PLAINES, ILLINOIS
FILE #04-5257

Invoice # T1328

For professional services rendered

\$1,297.11

2006 PROPERTY TAX REFUND AMOUNT: \$10,376.90
12.5% FEE DUE

FIRST YEAR OF TRIENNIAL DUE NOW

SECOND YEAR OF TRIENNIAL DUE 04/01/08- \$1,297.11

THIRD YEAR OF TRIENNIAL DUE 01/01/09- \$1,297.11

Property of Cook County Clerk's Office