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NOTICE OF CLAIM OF SECURITY INTEREST IN REAL ESTATE



Doc#: 0822118120 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2008 04:27 PM Pg: 1 of 4

NOTICE IS HEREBY GIVEN that,
pursuant to the Contingent Fee
Agreement, a copy of which is attached
hereto, the undersigned hereby claims a
security interest for unpaid legal fees in
the amount of **\$11,412.55** in the
following described real property located
in the County of Cook, State of Illinois:

VOL: 058 FIN: 11-19-320-021-1001
 11-19-320-021-1002
 11-19-320-021-1003
 11-19-320-021-1004
 11-19-320-021-1005
 11-19-320-022-1006
 11-19-320-022-1007
 11-19-320-022-1008
 11-19-320-022-1009
 11-19-320-022-1010
 11-19-320-022-1011
 11-19-320-022-1012
 11-19-320-022-1013
 11-19-320-022-1014

ADDRESS: 702-04 Reba Place, Evanston, IL.
LEGAL DESCRIPTION:

REBA PLACE CONDO DECLARATION PER DOC #0611434022,

LOT 1 IN BLOCK 2 IN GREEN AND HUBBARD'S SUBDIVISION OF THE NORTH 12.46
ACRES OF LOT 9 IN ASSESSOR'S SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST
¼ OF SECTION 19 OF TWN 41 OF RNG 14.

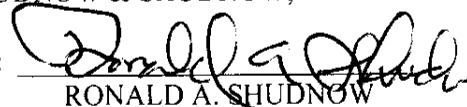
Date: August 8, 2008

SHUDNOW & SHUDNOW, LTD.
77 WEST WASHINGTON STREET
SUITE 1620
CHICAGO, IL 60602
312-641-6205

This instrument prepared by / mail to:

SHUDNOW & SHUDNOW, LTD.

BY:


RONALD A. SHUDNOW

TITLE: Attorney at Law

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The following is a copy of a Legal Description held by the Cook County Clerk.

If you need a certified copy of this record, please request it and it can be provided within 24 hours.

PIN: **11-19-320-021-1001**

SEC: **19**

TWN: **41**

RNG: **14**

UNIT: **C-1**

REBA PLACE CONDO DECLARATION PER DOC #0611434022;

LOT 1 IN BLOCK 2 IN GREEN AND HUBBARD'S SUBDIVISION OF THE NORTH 12.46 ACRES OF
LOT 9 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF

Cook County Clerk Map Department

Friday, April 04, 2008

Price \$5.00

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LAW OFFICES
SHUDNOW & SHUDNOW, LTD.
77 WEST WASHINGTON STREET - SUITE 1620
CHICAGO, ILLINOIS 60602

RONALD A. SHUDNOW
SCOTT M. SHUDNOW

(312) 641-6206
FAX (312) 641-6214

INTERNET E-MAIL
ronald@shudnow.com
scott@shudnow.com

AUTHORIZATION FORM AND FEE AGREEMENT

TO: SHUDNOW & SHUDNOW, LTD.

Re: 1826 North Shore, Chicago, P.I.N. 11-31-411-007, file #08022 (Rogers Pk.)
702 Reba Condos, P.I.N. 11-19-320-021-1001-1014, file # (Evanston)

You are hereby authorized to file complaints against the assessed valuation concerning the above properties on my behalf and to appear before the Assessor of Cook County, and/or the Board of Review, and/or the Property Tax Appeal Board, and/or the Circuit Court of Cook County, and to take reasonable and customary steps that may be required to secure a reduction in assessed valuation for the year 2007.

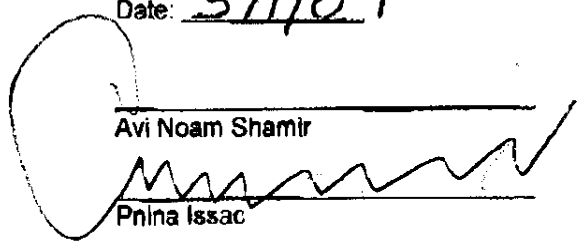
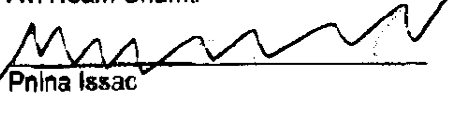
If a reduction in assessed valuation is secured for said year before the Assessor of Cook County and/or the Board of Review, the undersigned agrees to pay as and for compensation for services rendered One-third (1/3) of the 2007 savings based upon the most recent ascertainable tax rate and equalization factor, irrespective of whether relief is granted for one year, two years or three years. In the event a Certificate of Error is granted for the year 2008, the legal fee shall be One-third (1/3) of the savings based upon the most recent ascertainable tax rate and equalization factor.


If an appeal is filed with the Property Tax Appeal Board and relief is granted, the undersigned agrees to pay as and for compensation for services rendered One-third (1/3) of the refund for the year 2007. The undersigned also agrees to pay One-third (1/3) of the total savings for the years 2007 & 2008 if said PTAB relief for the year 2007 also benefits the undersigned for the years 2007 and 2008, through additional relief granted by the Board of Review but only if the undersigned still owns the property. If the undersigned owns the property for a portion of 2007 and/or 2008 the undersigned is only obligated to pay a pro-rata portion of the fee for the time of their ownership. In the event a lawsuit is filed in the Circuit Court of Cook County, the legal fee shall be One-third (1/3) of the amount of any refund issued as a result of a lawsuit filed by this office. If an invoice or statement is rendered for services performed before the Assessor and or Board of Review and or Ptab said statement or invoice shall be paid within 30 days of the statement or invoice date. If not Shudnow & Shudnow, Ltd. will have no responsibility to continue the balance of the appeal process. After thirty days days interest shall accrue at one and one half per cent per month until paid.

(The undersigned authorizes said attorney to incur reasonable expenses, if necessary, and agrees to compensate said attorney in the amount of actual expenses incurred.) All expenses to be paid by the undersigned will be pre-authorized. Further, the undersigned agrees to pay reasonable costs and attorney's fees incurred to enforce collection and grants a security interest in the above captioned properties, to the extent of all legal fees, interest, and any costs due and owing Shudnow & Shudnow, Ltd.

Further, this office agrees to make no charge unless a reduction in assessed valuation is secured.

Date: 5/1/07


Avi Noam Shamir

Pnina Issac

SHUDNOW & SHUDNOW, LTD.
By: 
Ronald A. Shudnow

UNOFFICIAL COPYTELEPHONE
(312) 641-6205

LAW OFFICES

SHUDNOW & SHUDNOW, LTD.

77 WEST WASHINGTON STREET - SUITE 1620

CHICAGO, ILLINOIS 60602

July 13, 2007

STATEMENT

Mr. Avi Noam Shamir
3924 W. Devon
Lincolnwood, IL 60712**FOR PROFESSIONAL SERVICES RENDERED:**

Re: Procuring of assessed valuation reduction
for the year 2007 before the Assessor of
Cook County for property located at
702-04 Reba Place, Evanston, IL,
P.I.N. 11-19-320-021-1001 tr. 1014, file #07024

ORIGINAL ASSESSED
VALUATION, \$ 339,199

ADJUSTED: Assessor 175,386

REDUCTION, 2007 \$ 163,813

Reduction of \$163,813 times 2005 Equalization Factor
of \$2.7320 equals \$447,537 Equalization Valuation
times the 2005 tax rate of \$7.651 per \$100 equals
2007 estimated savings in tax of -

\$34,241.06

LEGAL FEES DUE: 1/3 of 2007 savings of \$34,241.06,
pursuant to Retainer Agreement -

\$11,412.55