# **UNOFFICIAL COPY**

**ATTORNEY'S LIEN** 



Doc#: 0831139031 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 11/06/2008 01:59 PM Pg: 1 of 3

Above Space for Recorder's use only

STATE OF ILLINOIS

SS

COUNTY OF COOK

The claimant, Schmidt Salzman & Moran, Ltd., of Chicago, County of Cook, State of Illinois, hereby files a claim for lien against KC Euilding LLC (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On September 11, 2007 the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

See attached Exhibit "A" for legal description

Permanent Real Estate Index Number(s):

13-15-406-003-0000

Address(es) of Premises:

4012-28 W. Cullom/4303-15 N. Keystone, Chicago, Illinois

On September 11, 2007, the claimant entered into a written agreement with George Schiavone, authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor to contest the 2007 assessed value of the premises, for compensation totaling one-third (1/3) of the 2007 tax savings achieved as a result of claimant's efforts. The agreement further provided that claimant would be entitled to a lien on the premises in the event the fee was not paid when due.

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On October 8, 2007 claimant completed said legal representation before the Cook County Assessor, by successfully reducing the assessed value from 591,522 to 465,184, resulting in a 2007 tax saving of \$41,286.00 and a fee due claimant of \$6,881.00.

There remains, unpaid and owing to the claimant, the full amount of \$6,881.00, for which, with interest, the claimant claims a lien on the premises.

Schmidt Salzman & Moran, Ltd.

STATE OF ILLINOIS

SS.

**COUNTY OF COOK** 

I, \_\_\_\_\_\_\_\_, a notary public in and for the county in the state aforesaid, do hereby certify that Timetry E. Moran, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 5

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\_, 20**2&** 

Votary Public

"OFFICIAL SEAL"

KATHERINE PUMANES

Notary Public, State of Illinois
My Commission Expires Dec. 11, 2008

This document was prepared by Timothy E. Moran, Schmidt Salzm in & Moran, Ltd., 111

West Washington, Suite 1300, Chicago, IL 60602.

Mail to:

Timothy E. Moran

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#### EXHIBIT "A"

#### **LEGAL DESCRIPTION**

H-60174

THAT PART LYING SOUTHWESTERLY OF ELSTON AVENUE (EXCEPT GLEASON AND HOARE'S SUBDIVISION) OF BLOCK 7 DESCRIED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF CULLOM AVENUE; WITH THE EAST LINE OF KEYSTONE A' ENUE; AND THE NORTH ALONG THE EAST LINE OF KEYSTONE AVENUE, 160 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF CULLOM AVENUE, A DISTANCE OF 102.86 FEET TO THE SOUTHWESTERLY LINE OF SAID PUBLIC ALLEY; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PUBLIC ALLEY; A DISTÂNCE OF 231.66 FEET TO THE NORTH LINE OF CULLOM AVENUE; THENCE WEST ALONG THE NORTH LINE OF CULLOM AVENUE 269.42 FEET TO THE POINT OF BEGINNING, IN THE IRVING PARK A SUBLICISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNT Y, ILLINOIS.

P.I.N. 13-15-406-003-0000

C/K/A 4315 N. KEYSTONE AVENUE, CHICA GO, ILLINOIS 60641-2131