

# UNOFFICIAL COPY

## ATTORNEY'S LIEN



Doc#: 1002531035 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/25/2010 10:46 AM 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 in the amount of \$1,196.00 against Percy V. Coleman (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On October 20, 2008, 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): 039/25-32-401-021-0000  
Address(es) of Premises: 13350 S. Halsted St., Riverdale, Illinois.

On October 20, 2008, the claimant entered into a written agreement with said owner to provide legal representation before the Cook County Assessor to contest the 2008 assessed value of the premises, for compensation totaling one-third (1/3) of the 2008 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 February 6, 2009 claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2008 assessed value from 118,748 to 106,821, resulting in a 2008 tax saving of \$5,088.00 and a fee due claimant of \$1,696.00.

Payments totaling \$500.00 have been received, but there remains, unpaid and owing to the claimant, the amount of \$1,196.00, for which, with interest, the claimant claims a lien on the premises described in Exhibit, "A" attached hereto.

Schmidt Salzman & Moran, Ltd.

by: [Handwritten Signature]

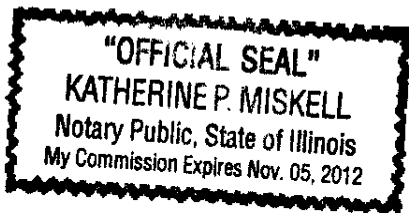
STATE OF ILLINOIS )

) SS.

COUNTY OF COOK )

I, Katherine P. Miskell, a notary public in and for the county in the state aforesaid, do hereby certify that Timothy 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 2nd day of January, 2010.



[Handwritten Signature]  
Notary Public

This document was prepared by Timothy E. Moran, Schmidt Salzman & Moran, Ltd., 111 West Washington, Suite 1300, Chicago, IL 60602.

Mail to: Timothy E. Moran  
Schmidt Salzman & Moran, Ltd.  
111 West Washington, Suite 1300  
Chicago, IL 60602

**UNOFFICIAL COPY****EXHIBIT "A"****LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF THE NORTHEAST FRACTIONAL 1/4 (SOUTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; COMMENCING AT THE POINT OF INTERSECTION OF A LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE AND THE NORTH LINE OF JACKSON STREET, AS PER DOCUMENT NO. 9396993; THENCE EAST ON THE NORTH LINE OF SAID JACKSON STREET, A DISTANCE OF 211.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH ON A LINE AT A RIGHT ANGLE (90 DEGREES), A DISTANCE OF 222.7 FEET MORE OR LESS TO A POINT ON AFORESAID LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE; THENCE EAST ON A LINE PERPENDICULAR WITH THE CENTERLINE OF HALSTED STREET; A DISTANCE OF 241.0 FEET MORE OR LESS TO A POINT BEING 50.0 FEET WEST OF THE CENTERLINE OF HALSTED STREET AND 236.00 FEET SOUTH OF THE POINT OF INTERSECTION OF AFORESAID LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE WITH A LINE BEING 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET; THENCE SOUTH ON SAID LINE BEING 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET, A DISTANCE OF 227.6 FEET MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID JACKSON STREET; THENCE WEST ON THE NORTH LINE OF JACKSON STREET, A DISTANCE OF 245.4 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT THEREFROM A TRIANGULAR PORTION OF AFORESAID PROPERTY, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF JACKSON STREET AND A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET; THENCE WEST ON THE NORTH LINE OF JACKSON STREET 25.0 FEET THENCE NORTHEASTERLY ALONG A LINE TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET; SAID POINT BEING 25.0 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH ON SAID 50.0 FEET WEST LINE, A DISTANCE OF 25.0 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THAT PART OF THE NORTHEAST FRACTIONAL QUARTER (SOUTH OF THE INDIAN BOUNDARY LINE) OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; COMMENCING AT THE POINT OF INTERSECTION OF A LINE 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE AND A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF HALSTED STREET, AS THE POINT OF BEGINNING; THENCE SOUTH ON SAID 50.0 FEET WEST LINE, A DISTANCE OF 236.00 FEET TO A POINT; THENCE WEST ON A LINE PERPENDICULAR WITH THE CENTERLINE OF HALSTED STREET, A DISTANCE OF 241.0 FEET MORE OR LESS TO A POINT ON SAID LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE; SAID POINT ALSO BEING 222.7 FEET MORE OR LESS, NORTH OF THE NORTH LINE OF JACKSON STREET; THENCE NORTHEASTERLY ON SAID LINE BEING 100.0 FEET SOUTHEAST OF AND PARALLEL WITH SAID INDIAN BOUNDARY LINE 337.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS