UNOFFICIAL COPY

Doc#: 1126631051 Fee: \$62.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds

Date: 09/23/2011 03:04 PM Pg: 1 of 14

NOTICE OF CLAIM OF SECURITY INTEREST IN REAL ESTATE

NOTICE IS HEREBY GIVEN that, pursuant to the Contingent Fee Agreement, a copy of which is attached hereio, the undersigned hereby claims a security interest for unpaid legal fees in the amount of \$11,704.74 plus interest, pursuant to the Contingent Fee Agreement, in the following described real property located in the County of Cook, State of Illinois:

VOL:

341

PIN-

13-32-400-023-0000 13-32-400-025-0000

13-32-400-030-0000 13-32-400-036-0000

LEGAL DESCRIPTION 1: (PIN 13-32-400-023-0000)

ADDRESS:

5708 W. Bloomingdale Ave., Chicago, IL

SUB-DIVISION NAME

H L LEWIS ADD TO MONTROSE BOSWELLS SUB

LEGAL:

ST-TN-RG

BLOCK

16-40-13

LEGAL DESCRIPTION 2: (PIN 13-32-400-025-0000)

ADDRESS:

5130 West Pensacola Ave., hicag), IL

SUB-DIVISION NAME:

LEGAL:

ST-TN-RG

BLOCK LOT

16-40-13

LEGAL DESCRIPTION 3: (PIN 13-16-400-030-0000)

ADDRESS:

5114 West Pensacola Ave., Chicago, IL

SUB-DIVISION NAME:

LEGAL:

ST-TN-RG 16-40-13

BLOCK LOT

LEGAL DESCRIPTION 4: (PIN 13-16-400-036-0000)

ADDRESS:

5070 West Pensacola Ave., Chicago, IL

SUB-DIVISION NAME:

JEWIS ADD TO M.

OT
22

13-16-400-030-0000)
1 Pensacola Ave., Chicago, IL

H L LEWIS ADD TO MONTROSE BOSWELLS SUB

LEGAL:

ST-TN-RG

BLOCK LOT

16-40-13

Date: September 23, 2011

SHUDNOW & SHUDNOW, LTD. 77 WEST WASHINGTON STREET **SUITE 1620**

312-641-6205

CHICAGO, IL 60602

This instrument prepared by / mail to:

SHUDNOW & SHUDNOW, LTD.

RONALD A. SHUDNOW

TITLE: Attorney at Law

1126631051 Page: 2 of 14

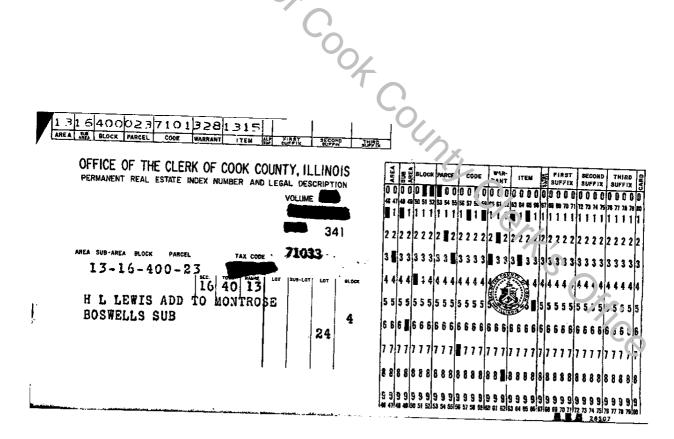
Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 13164000230000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cock County Recorder's Office to access their tract books.

If you need assistance in expreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", 2 vailable from the counter clerk or at our website www.cookctyclerk.com



1126631051 Page: 3 of 14

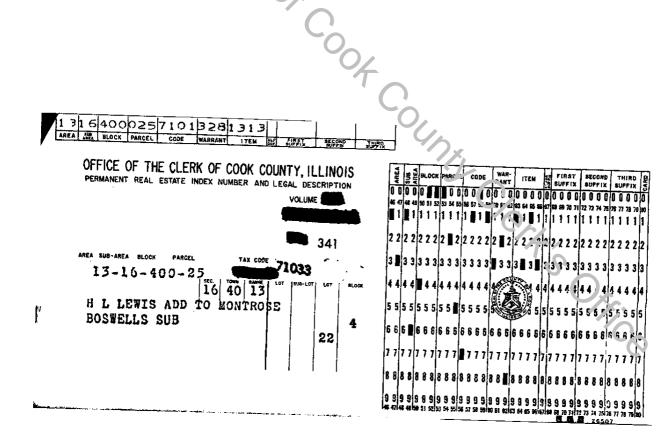
Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 13164000250000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance it to preting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website www.cookctyclerk.com



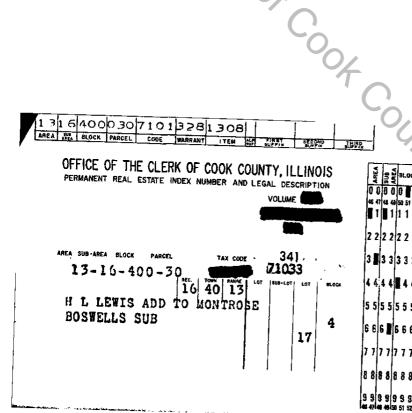
Office of the Cook County Clerk

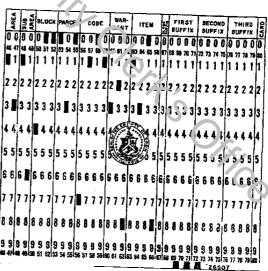
Map Department Legal Description Records

P.I.N. Number: 13164000300000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cock County Recorder's Office to access their tract books.

If you need assistance in erpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", a ai able from the counter clerk or at our website www.cookctyclerk.com





1126631051 Page: 5 of 14

Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 13164000360000

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cock County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", a vailable from the counter clerk or at our website www.cookctyclerk.com

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09-10-'08 15:09

FROM Styling & Fruith (C) A3 264 (62) OPY

T-831 P003/005 F-770

LAW OFFICES

SHUDNOW & SHUDNOW, LTD.

77 WEST WASHINGTON STREET - SUITE 1620 CHICAGO, ILLINOIS 60602

RONALD A. SHUDNOW SCOTT M. SHUDNOW

(312) 641-6205 FAX (312) 641-6214

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

AUTHORIZATION FORM AND FEE AGREEMENT

TO:

SHUDNOW & SHUDNOW, LTD.

Re:

5750 W. Bloomingdale, Chicago, IL

P.1 h. 13-32-400-023, 025, 030 & 036, file #96028 (Jefferson)

You are increby authorized to file a complaint against the assessed valuation concerning the above property on my behalf and to appear before the Assessor of Cook County, and/or 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 2008.

If a reduction in assessed valuation is secured for said year before the Assessor of Cook County and/or Board of Review, the undersigned agrees to pay as and for compensation for services rendered Twenty-five Percent (25%) of the 2008 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 compensarion for services rendered One-third (1/3) of the refund for the year 2008.

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.

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 <u>pre-authorized</u>.

In the event legal fees are not paid within sixty days of the billing date the undersigned agrees to pay as and for interest One Percent (1%) per month on the outstanding balance. 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 property, to the extent of all legal fees, interest, and any costs due and owing Shudnow & Shudnow, Ltd.

This office agrees to make no charge unless a reduction in assessed valuation is secured.

Date: 9/2

Bloomingdale Kaiser Building, LLC

Walter Kaiser, a Member

Shudnow & Shudnow, Ltd.

Ronald & Shudgow

LAW OFFICES

SHUDNOW & SHUDNOW, LTD.

77 WEST WASHINGTON STREET - SUITE 1620 CHICAGO, ILLINOIS 60602

RONALD A. SHUDNOW SCOTT M. SHUDNOW (312) 641-6205 FAX (312) 641-6214 INTERNET-E MAIL ronald@shudnow.com scott@shudnow.com

AUTHORIZATION FORM AND FEE AGREEMENT

TO:

SHUDNOW & SHUDNOW, LTD.

Re:

5750 W. Bloomingdale, Chicago, IL

P.I.N. 1)-32-400-023, 025, 030 & 036, file #96028 (Jefferson)

You are hereby authorized to file a complaint against the assessed valuation concerning the above property or 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 2009. It is expressly understood and agreed that this authorization includes the tax years 2009, 2010 and 2011.

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 Thirty-seven and one-half Percent (37-1/2%) of the 2009 savings based upon the most recent ascertainable tax rate and equalization factor. In the event relief is granted for one year only, the legal fee shall be Twenty-five percent (25%) of 2009 savings based upon the most recent ascertainable tax rate and equalization factor. In the event a Certificate of Error is granted for the year 2008, the legal fee shall Twenty-five percent (25%) 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 savings for any year that the PTAB renders a favorable decision. It said PTAB relief for the year 2009 also benefits the undersigned for the years 2010 and 2011, through additional relief granted by the Board of Review, the undersigned also agrees to pay One-third (1/3) of the total savings for the years 2010 and 2011.

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.

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 <u>pre-authorized</u>.

In the event legal fees are not paid within sixty days of the billing date the undersigned agrees to pay as and for interest One Percent (1%) per month on the outstanding balance. 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 property, to the extent of all legal fees, interest, and any costs due and owing Shudnow & Shudnow, Ltd.

This office agrees to make no charge unless a reduction in assessed valuation is secured. 9/9/09

Bloomingdale Kaiser Building LLC.

Shudnow & Shudnow, Ltd.

Ronald A Shudnow

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SHUDNOW & SHUDNOW, LTD.

77 WEST WASHINGTON STREET - SUITE 1620 CHICAGO, ILLINOIS 60602

April 2, 2009

STATEMENT

Mr. Walter Kaiser Lakeshore Center 70 E. Lake Street, Suite 1600 Chicago, IL 50601

STATEMENT

FOR PROFESSIONAL SERVICES RENDERED:

Re: Procuring of assessed valua ion reduction for the year 2008 before the Assessor of Cook County for property located at 5750 Bloomingdale, Chicago, IL,

P.I.N. 13-32-400-023, 025, 030 & 036, my fie #96028(a)

ORIGINAL ASSESSED VALUATION:

\$681,629

ADJUSTED: ASSESSOR

537,209

REDUCTION, 2008:

\$123,760

Reduction of \$123,760 times 2007 Equalization Factor of 2.8439 equals \$351,961 Equalization Valuation times the 2007 tax rate of \$4.994 per \$100 equals 2008 estimated savings in tax of:

\$17,576.94

LEGAL FEES DUE: 25% of 2008 Savings of \$17,576.94,

pursuant to Retainer Agreement

\$4,394.23

Interest added for the period 6/2009 thru 9/2011 Pursuant to Retainer Agreement (see computation attached) Balance due:

\$1,411.85 **\$5,806.06**

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Mr. Walter Kaiser 5750 Bloomingdale, Chicago, IL P.I.N. 13-32-400-023, 025, 030 & 036, file #96028

Per our retainer agreement after sixty days interest shall accrue at one percent (1%) per month until paid.

June 2009	\$	4,394.23	
		1.00%	
	\$	43.94	
July 2009	\$	4,438.17	
		•	
July 2009	\$	4,438.17	
CV _X		1.00%	
	\$	44.38	
	\$	4,482.55	
	X		
August 2009	\$	4,482.55	
	0	1.00%	
	<u>\$</u>	44.83	
	\$	4,527.38	
Courts I com			
September 2009	\$	4,527 38	
		1.00%	
		45.27	×
	\$	4,572.65	
October 2000			
October, 2009	\$	4,572.65	
	1	1.00%	· (O)
	<u>\$</u>	45.73	4
	\$	4,618.38	10
November, 2009	.	4.640.00	
november, 2009	\$	4,618.38	
	÷	1.00%	
	<u>\$</u> \$	46.18 4,664.56	Co
	7	4,004.50	Clark's Office
December, 2009	\$	4,664.56	
, ====	Ψ	1.00%	
	\$	46.65	
	\$	4,711.21	
	т	1//	
January, 2010	\$	4,711.21	
	•	1.00%	
	<u>\$</u>	47.11	
	\$	4,758.32	
			
February, 2010	\$	4,758.32	
		1.00%	
	\$	47.58	

1126631051 Page: 10 of 14

UNOFFICIAL COPY

	\$	4 90E 00	
	₽	4,805.90	
March, 2010	\$	4,805.90	
	Ψ	1.00%	
	<u> \$</u>	48.06	
	\$	4,853.96	
A W 22.2			
April, 2010	\$	4,853.96	
		1.00%	
	<u> \$ </u>	48.54	
	\$	4,902.50	
May, 2010	d.	4 000 50	
	\$	4,902.50	
70-	œ	1.00%	
Q _A	_ _y	49.03 4,951.53	
June, 2010	Ψ	4,951.55	
June, 2010	\$	4,951.53	
O _x		1.00%	
*	\$	49.52	
	4	5,001.04	
.			
July, 2010	\$	5,001.04	
		1.00%	
		50,01	
	\$	5,051.05	
August, 2010	.	5 054 05 X	
August, 2010	\$	5,051.05	
	d.	1.00%	
	<u>\$</u> \$	50.51 5,101.56	
	4	3,101.30	
September, 2010	\$	5,101.56	Tá
	•	1.00%	'V
	\$	51.02	(),
	<u>\$</u> \$	5,152.58	175.
			'S OFFICE
October, 2010	\$	5,152.58	6)
		1.00%	
	<u>\$</u>	51.53	
	\$	5,204.11	
November, 2010	\$	5,204.11	
	Ψ	1.00%	
	\$	52.04	
	<u>\$</u> \$	5,256.15	
	•	•	
December, 2010	\$	5,256.15	
		1.00%	
	\$	52.56	
	\$	5,308.71	

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January, 2011	\$	5,308.71	
		1.00%	
	\$	53.09	
	\$	5,361.80	
February, 2011	\$	5,361.80	
		1.00%	
	\$	53.62	
	\$	5,415.41	
March, 2011	\$	5,415.41	
	,	1.00%	
	\$	54.15	
00	\$	5,469.57	
April, 2011	\$	5,469.57	
	Ψ	1.00%	
	¢	54.70	
0)	۲ -	5,524.26	
*		3,327.20	
May, 2011	10	5,524.26	
		1.00%	
	\$	55.24	
	\$	5,579.51	
_		0,	
June 2011	\$	5,579 5 <i>1</i>	
		1.00%	
		55.80	
	\$	5,635.30	C,
July 2011	\$	5,635.30	C/O/H
		1.00%	4,
	\$	56.35	
	<u>\$</u> \$	5,691.65	
August 2011	\$	5,691.65	OFFICA
-	4	1.00%	C
	\$	56.92	
	\$ \$	5,748.57	
Contombou 2015	,		
September 2011	\$	5,748.57	
		1.00%	
	<u>\$</u> \$	57.49	
	\$	5,806.06	
Balance due as of 9/09/11	_ \$	5,806.06	

1126631051 Page: 12 of 14

(312) 641-6205

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SHUDNOW & SHUDNOW, LTD.

77 WEST WASHINGTON STREET - SUITE 1620 CHICAGO, ILLINOIS 60602

STATEMENT

February 18, 2010

Mr. Walter Kaiser Bloomingdale Kaiser Bldg. LLC 70 E. Lake Street, Suite 1600 Chicago, IL 60601

STATEMENT

FOR PROFESSIONAL SERVICES RENDERED:

Re: Procuring of assessed valuation reduction for the year 2009 before the Assessor of Cook County for property located at 5750 W. Bloomingdale, Chicago, II, Vol. 307 P.I.N. 13-32-400-023, 025, 030 & 036, my file #95028(A)

ORIGINAL ASSESSED VALUATION:

\$560,870

ADJUSTED: ASSESSOR

423,361

REDUCTION, 2009:

\$137,509

Reduction of \$137,509 times 2008 Equalization Factor of 2.9786 equals \$409,584 Equalization Valuation times the 2008 tax rate of \$4.816 per \$100 equals 2009 estimated savings in tax of:

\$19,725.58

LEGAL FEES DUE: 25% of 2009 Savings of \$19,725.58,

pursuant to Retainer Agreement

\$4,931.40

Interest added for the period 4/2010 thru 9/2011

Pursuant to Retainer Agreement (see computation attached)

Balance due:

967.28

\$5,898.68

1126631051 Page: 13 of 14

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Mr. Walter Kaiser 5750 Bloomingdale, Chicago, IL P.I.N. 13-32-400-023, 025, 030 & 036, file #96028

Per our retainer agreement after sixty days interest shall accrue at one percent (1%) per month until paid.

April, 2010	\$	4,931.40
		1.00%
	<u>\$</u> _	49.31
May, 2010	\$	4,980.71
May, 2010	\$	4,980.71
	Ψ	1.00%
	\$	49.81
O _X	\$	5,030.52
•		-,
June, 2010	9	5,030.52
		1.00%
	_ \$	50.31
	<u>\$</u> \$	5,080.83
July, 2010	\$	5,080 83
		1.00%
		50.81
	\$	5,131.63
August 2010	.	E 424 62
August, 2010	\$	5,131.63
	d	1.00%
	<u>\$</u> \$	51.32 5,182.95
	7	3,162.93
September, 2010	\$	5,182.95
	Ψ	1.00%
	_\$	5,131.63 5,131.63 1.00% 51.32 5,182.95 1.00% 51.83
	\$	5,234.78
	-	•
October, 2010	\$	5,234.78
		1.00%
	<u>\$</u> \$	52.35
	\$	5,287.13
November, 2010	\$	5,287.13
		1.00%
	<u>\$</u>	52.87
	\$	5,340.00
December, 2010	\$	5,340.00
	4	1.00%
	\$	53.40
	<u>\$</u> \$	5,393.40
	•	•

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January, 2011	\$	5,393.40	
	Ť	1.00%	
	_\$	53.93	
	\$	5,447.33	
February, 2011	\$	5,447.33	
		1.00%	
	_ \$	<u>5</u> 4.47	
	\$	5,501.81	
March, 2011	\$	5,501.81	
		1.00%	
	\$	55.02	
%_	\$	5,556.82	
April, 2011	\$	5,556.82	
		1.00%	
0	\$	55.57	
9)	\$	5,612.39	
W 2044			
May, 2011	4	5,612.39	
		1.00%	
	<u> </u>	56.12	
	\$	5,668.52	
June 2011	.	F 660 60	
	\$	5,668 52	
	\$	1.00% 56.69	
	\$	5,725.20	
	77	5,723.20	C/O/A/S
July 2011	\$	5,725.20	0.
	•	1.00%	~/ / /
	<u>\$</u> \$	57.25	5
	\$	5,782.45	O. O. C.
August 2011	\$	5,782.45	1/5.
_	Ψ	1.00%	10-
	\$	57.82	
	<u>\$</u> \$	5,840.28	
September 2011		E 0 15 5 =	
September 2011	\$	5,840.28	
	¢.	1.00%	
	_ <u>\$</u> \$	58.40	
	P	5,898.68	
Balance due as of 9/09/11		P 005 55	
paratice due da di a/da/11	\$	5,898.68	