

# UNOFFICIAL COPY



1207634080

## ATTORNEY'S LIEN

Doc#: 1207634080 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/16/2012 03:23 PM Pg: 1 of 11

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 \$13,545.00 against American National Bank & Trust Co. of Chicago, Trust 45859, Chicago Title & Trust Co., Trust dated August 23, 2001, LL @Chicago Title Land Trust, American National Bank & Trust Co., of Chicago, Trust #100880-03 and Trust #45859, and Irving-Austin LLC (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

See attached Exhibit "A" for legal descriptions

Permanent Real Estate Index Number(s): 373/13-35-215-029  
Address(es) of Premises: 3308-10 W. Palmer St., Chicago, Illinois.

See attached Exhibit "B" for legal descriptions

Permanent Real Estate Index Number(s): 529/13-25-314-001 & 002  
Address(es) of Premises: 3137-49 W. Logan Blvd., Chicago, Illinois.

See attached Exhibit "C" for legal descriptions

Permanent Real Estate Index Number(s): 350/13-22-322-038  
Address(es) of Premises: 4460 W. Belmont Ave., Chicago, Illinois.

See attached Exhibit "D" for legal descriptions

Address(es) of Premises: 350/13-22-322-033  
Permanent Real Estate Index Number(s): 4450 W. Belmont Ave., Chicago, Illinois.

See attached Exhibit "E" for legal descriptions

Address(es) of Premises: 345/13-20-102-017  
Permanent Real Estate Index Number(s): 6005 W. Irving Park Road, Chicago, Illinois.

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## COUNT I

On June 1, 2009, 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): 373/13-35-215-029-0000  
Address(es) of Premises: 3308-10 W. Palmer St., Chicago, Illinois.

On June 1, 2009, the claimant entered into a written agreement with Saul Osacky, authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor to contest the 2011 assessed value of the premises, for compensation totaling 25% of the 2011 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.

On November 15, 2011, claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2011 assessed value from 91,366 to 54,358, resulting in a 2011 tax saving of \$6,022.00 and a fee due claimant of \$1,042.00.

## COUNT II

On October 20, 2011, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

See attached Exhibit "E" for legal descriptions

Address(es) of Premises: 345/13-20-102-017  
Permanent Real Estate Index Number(s): 6005 W. Irving Park Road, Chicago, Illinois.

On October 20, 2011, the claimant entered into a written agreement with Saul Osacky, authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor to contest the 2011 assessed value of the premises, for compensation totaling 25% of the 2011 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.

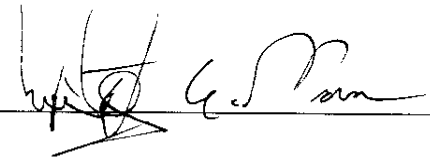
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On November 15, 2011, claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2011 assessed value from 392,002 to 84,655, resulting in a 2011 tax saving of \$50,012.00 and a fee due claimant of \$12,503.00.

## CLAIM FOR LIEN

There remains, unpaid and owing to the claimant, the amount of \$13,545.00, for which, with interest, the claimant claims a lien on the premises described on Exhibits "A", "B", "C", "D" and "E" are attached hereto.

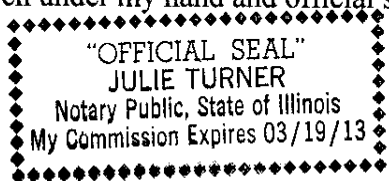
Schmidt Salzman & Moran, Ltd.

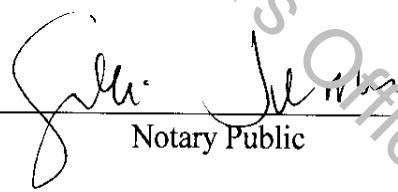
by: 

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, Julie Turner, 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 16th day of March, 2012.



  
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

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EXHIBIT "A"

## LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 373/13-35-215-029  
Address(es) of Premises: 3308-10 W. Palmer St., Chicago, Illinois.

LOT 20 IN BLOCK 4 IN SUBDIVISION OF LOTS 21 & 22 OF BLOCK 4 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "B"

### LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 529/13-25-314-001 & 002  
Address(es) of Premises: 3137-49 W. Logan Blvd., Chicago, Illinois.

LOTS 9 THRU 13 INCLUSIVE IN BLOCK 2 IN SUBDIVISION OF LOTS 4 & 6 IN COUNTY CLERK'S DIVISION OF THE WEST PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

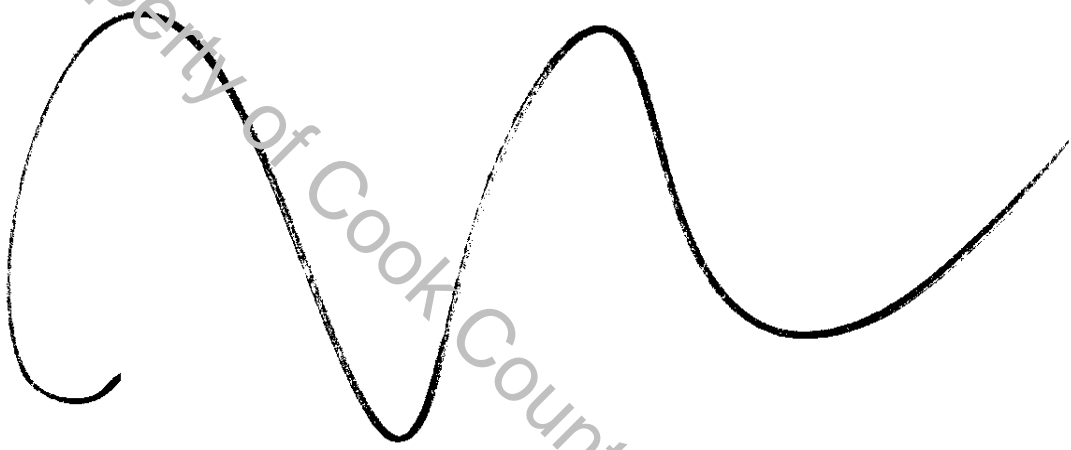
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## EXHIBIT "C"

### LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 350/13-22-322-038  
Address(es) of Premises: 4460 W. Belmont Ave., Chicago, Illinois.

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 373/13-35-215-029  
Address(es) of Premises: 3308-10 W. Palmer St., Chicago, Illinois.

LOT 20 IN BLOCK 4 IN SUBDIVISION OF LOTS 21 & 22 OF BLOCK 4 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "B"

### LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 529/13-25-314-001 & 002  
Address(es) of Premises: 3137-49 W. Logan Blvd., Chicago, Illinois.

LOTS 9 THRU 13 INCLUSIVE IN BLOCK 2 IN SUBDIVISION OF LOTS 4& 6 IN COUNTY CLERK'S DIVISION OF THE WEST PART OF THE WEST ½ OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "C"

### LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 350/13-22-322-038

Address(es) of Premises: 4460 W. Belmont Ave., Chicago, Illinois.

THE WEST 22 FEET OF LOT 45 (EXCEPTING THAT PART BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 45, 22 FEET WEST OF THE SOUTH EAST CORNER OF THE SAID LOT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT TO THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 0.76 FEET; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF SAID LOT 22.43 FEET WEST OF THE SOUTHEAST CORNER OF LOT, THENCE EAST ALONG SAID SOUTH LINE OF SAID LOT, 0.43 FEET TO THE PLACE OF BEGINNING) IN E.A. CUMMINGS BELMONT AVENUE ADDITION, A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "D"

### LEGAL DESCRIPTION

Address(es) of Premises: 350/13-22-322-033  
Permanent Real Estate Index Number(s): 4450 W. Belmont Ave., Chicago, Illinois.

LOT 42 (EXCEPT EAST 15 FEET THEREOF) AND LOT 43 IN E. A. CUMMINGS AND COMPANY'S BELMONT AVENUE ADDITION, BEING A SUBDIVISION OF SOUTH ½ OF WEST ½ OF EAST ½ OF SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "E"

### LEGAL DESCRIPTION

Address(es) of Premises: 345/13-20-102-017  
Permanent Real Estate Index Number(s): 6005 W. Irving Park Road, Chicago, Illinois.

LOTS ONE, TWO, THREE AND FOUR IN BLOCK ONE IN ALBERT J. SCHORSCH IRVING PARK BOULEVARD GARDENS, IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED IN THE OFFICE OF THE REGISTRAR OF TITLES ON FEBRUARY 14, 1917 AS DOCUMENT 69920.

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