

UNOFFICIAL COPY



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc#: 1222139049 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/08/2012 10:58 AM Pg: 1 of 3

CLAIM FOR STATUTORY ATTORNEYS LIEN

The Claimant, Crane and Norcross, pursuant to the Attorneys Lien Act (770 ILCS 5/0.01) files this claim for statutory attorneys' lien against the premises commonly known as : 448 East Northwest Highway, Palatine, Illinois (hereinafter referred to as "Subject Property") and legally described as set forth in the Legal Description attached hereto as Exhibit "A".

In support of its claim for statutory lien, the undersigned, being first duly sworn on oath deposes and states as follows:

1. That I am an attorney with the law firm Crane & Norcross and have personal knowledge of the facts alleged herein.
2. That on October 24, 2006 and March 26, 2010, Crane & Norcross and Emily Kim, the owner of the property located at 448 East Northwest Highway, Palatine, entered into written Retainer Agreements for services to be rendered by Claimant to represent the Owner in the Office of the Assessor of Cook County and the Board of Review of Cook County in order to secure a fair and equitable valuation for the real estate taxes for the real estate and improvements for the Subject Property. Pursuant to said written Agreement, the Owner agreed to pay Claimant for their services a fee in the amount of 12.5% of the annual tax savings for each year for which a reduction in assessment remains in effect through Claimant's services.
3. That in tax years 2007, 2008, 2009 and 2010, the Claimant appeared before the Assessor of Cook County and Board of Review on behalf of the Owner and was successful in securing a reduction in assessment for the Subject Property.
4. That as a result of the Claimant's services rendered, the Owner experienced an annual tax savings for 2007 of \$13,816.00, 2008 of \$13,816.00, 2009 of \$21,116.00 and 2010 of \$19,070.00.
5. That pursuant to the written Retainer Agreement, the Owner owes to the Claimant \$1,727.00 for tax year 2007, \$1,727.00 for 2008, \$2,640.00 for 2009 and \$2,384.00 for tax year 2010, for a total due and owing Claimant of \$8,478.00.

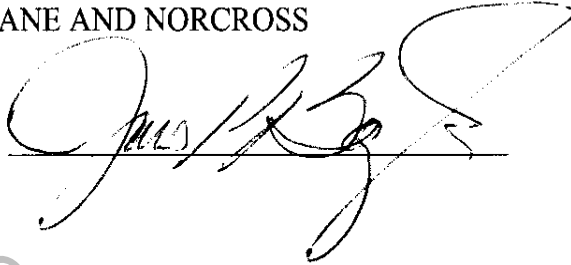
UNOFFICIAL COPY

6. That the Notice of the filing of this claim was emailed to "owner or owners of record" to ekim8182002@yahoo.com and to the subject property address at 448 East Northwest Highway, Palatine, Illinois 60067 on August 8, 2012. The owner made no mailing address available to Crane and Norcross and therefore the only means of communication is via email.
7. That as of the date hereof, the Owner of the Subject Property is not entitled to any credits and that there remains due and owing Claimant the sum of \$8,478.00.

WHEREFORE, the Claimant, Crane and Norcross hereby claims an Attorney's Lien, pursuant to the Attorneys Lien Act, against the herein described property in the amount of \$8,478.00.

CRANE AND NORCROSS

By: _____



Signed and Sworn to before on
August 8th, 2012.


Notary Public



Document prepared by: James P. Boyle, 2 North LaSalle Street, Suite 900, Chicago Illinois 60602.

UNOFFICIAL COPY

LEGAL DESCRIPTION - EXHIBIT A

Legal Description: PARCEL 1:

LOTS 9 AND 10 IN BLOCK 17 IN MERRILL'S HOME ADDITION TO PALATINE, IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 1/2 OF THAT PART OF THE VACATED LINDEN AVENUE LYING SOUTH OF THE SOUTH LINE OF KENILWORTH ROAD AND NORTHERLY OF THE NORTHERLY LINE OF NORTHWEST HIGHWAY IN MERRILL'S HOME ADDITION TO PALATINE, IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS INDICATED ON THE PLAT OF VACATION AS RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT NUMBER 88595651, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 25 FEET OF LOT 8 IN BLOCK 17 IN MERRILL'S HOME ADDITION TO PALATINE, IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING THAT STRIP OF LAND ADJACENT TO THE EASTERLY BORDER OF LOT 9 IN BLOCK 17 IN MERRILL'S HOME ADDITION TO PALATINE, IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE CENTER 25.5 FEET STRIP OF LAND IN THE VACATION OF THAT PART OF LINDEN AVENUE LYING SOUTH OF THE SOUTH LINE OF KENILWORTH ROAD AND NORTHERLY LINE OF NORTHWEST HIGHWAY IN MERRILL'S HOME ADDITION TO PALATINE IN THE EAST 1/2 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS INDICATED IN THE PLAT OF VACATION RECORDED AS DOCUMENT NUMBER 88595651 IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 02-23-213-014-0000

Property Address: 444-448 Northwest Highway, Palatine, Illinois 60067

Property of Cook County Clerk's Office