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ATTORNEY'S LIEN



Doc#: 1230518046 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2012 10:47 AM Pg: 1 of 6

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 \$28,097.37 against The Raymond H. Christensen Second Irrevocable Trust dated December 26, 2003 and The Beverly J. Christensen Irrevocable Trust dated October 28, 2004 (referred to as "Owner"), of Cook County, Illinois and states:

See attached Exhibit "A" for legal description

Permanent Real Estate Index Number(s): 076/18-04-404-052 & 054
Address(es) of Premises: 610-24 E. Cossitt/300 S. Washington, LaGrange, Illinois.

See attached Exhibit "B" for legal description

Permanent Real Estate Index Number(s): 073/18-02-301-020-0000
Address(es) of Premises: 4320 First Avenue, Lyons, Illinois.

COUNT I

On February 7, 2011, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

Permanent Real Estate Index Number(s): 076/18-04-404-052 & 054
Address(es) of Premises: 610-24 E. Cossitt/300 S. Washington, LaGrange, Illinois.

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On February 7, 2011, the claimant entered into a written agreement with Beverly Christensen, authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor's Office and Board of Review to contest the 2011 assessed values of the premises, for compensation totaling one-third (1/3) 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 8, 2011, claimant completed said legal representation before the Cook County Assessor's Office, by successfully reducing the 2011 assessed value from 689,180 to 516,128, resulting in a 2011 tax saving of \$38,536.00 and a fee due claimant of \$12,845.00.

On February 24, 2012, claimant completed said legal representation before the Cook County Board of Review, by further successfully reducing the 2011 assessed value from 516,128 to 429,980, resulting in an additional 2011 tax saving of \$19,184.00 and an additional fee due claimant of \$6,394.00.

COUNT II

On February 7, 2011, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

Permanent Real Estate Index Number(s): 073/18-02-301-020-0000
Address(es) of Premises: 4320 First Avenue, Lyons, Illinois.

On February 7, 2011, the claimant entered into a written agreement with Beverly Christensen, authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor's Office and the Board of Review to contest the 2011 and 2012 assessed value of the premises, for compensation totaling one-third (1/3) of the 2011 and 2012 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 8, 2011, claimant completed said legal representation before the Cook County Assessor's Office, by successfully reducing the 2011 assessed value from 360,596 to 239,095, resulting in a 2011 tax saving of \$32,802.00 and a fee due claimant of \$10,934.00.

On February 24, 2012, claimant completed said legal representation before the Cook County Board of Review, by further successfully reducing the 2011 assessed value from 239,095 to 224,743, resulting in an additional 2011 tax saving of \$3,875.00 and an additional fee due claimant of \$1,292.00.

On July 12, 2012, claimant completed said legal representation before the Cook County Assessor's Office, by further successfully reducing the 2012 assessed value from 239,095 to 170,517, resulting in an additional 2012 tax saving of \$21,529.00 and an additional fee due claimant of \$5,674.00.

CLAIM OF LIEN

Payments have been received in the amount of \$9,207.63, but there remains, unpaid and owing to the claimant, the amount of \$27,931.37 plus \$166.00 for 2010 tax objection complaint reimbursement filing fee, for a total of \$28,097.37, for which, with interest, the claimant claims a lien on the premises described in Exhibits "A" and "B".

Schmidt Salzman & Moran, Ltd.

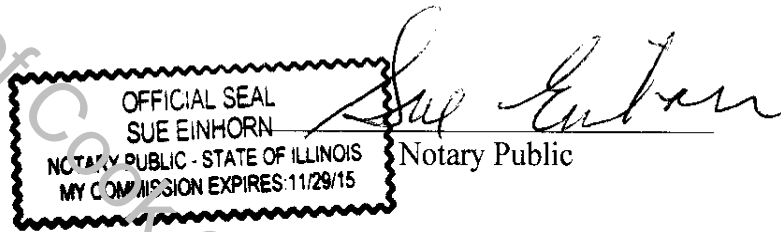
by:  _____

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, SUE EINHORN, 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 31st day of October, 2012



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
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Chicago, IL 60602

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EXHIBIT "A"

LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 076/18-04-404-052 & 054

Address(es) of Premises: 610-24 E. Cossitt/300 S. Washington, LaGrange, Illinois.

LOTS 2 AND 4 IN MARLANO'S DIVISION OF PART OF BLOCK 2 IN E.S. BADGERS RESUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDINGLY TO THE PLAT THEREOF RECORDED APRIL 7, 1980 AS DOCUMENT 25414511, IN COOK COUNTY, ILLINOIS

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EXHIBIT "B"

LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 073/18-02-301-020-0000

Address(es) of Premises: 4320 First Avenue, Lyons, Illinois.

Lot 37 and part of Lot 38 lying West of the West line of 1st Avenue, in Arthur T. McIntosh's Plainfield Road Addition, a subdivision of the North 813 feet of that part of the Southwest quarter of Section 2, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, lying West of the East 48 rods thereof, also the North 813 feet of the East ½ of the East ½ of the Southeast ¼ of Section 3, Township 38 North, Range 12, in Cook County, Illinois.

Property of Cook County Clerk's Office