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ATTORNEY'S LIEN



Doc#: 1308544013 Fee: \$66.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2013 10:41 AM Pg: 1 of 10

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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 \$18,738.83 against American National Bank & Trust Co. of Chicago, Trust 45359, American National Bank & Trust Co., of Chicago, Trust #100880-03, Chicago Title & Trust Co., Trust dated August 23, 2001, LL @Chicago Title Land Trust, Chicago Title & Trust Co., 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 August 21, 2012, 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 August 21, 2012, 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 2012 assessed value of the premises, for compensation totaling 25% of the 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.

On November 13, 2012, claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2012 assessed value from 77,455 to 40,437, resulting in a 2012 tax saving of \$5,999.00 and a fee due claimant of \$1,500.00.

COUNT II

On August 21, 2012, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

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.

On August 21, 2012, 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 2012 assessed value of the premises, for compensation totaling 25% of the 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 October 10, 2012, claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2012 assessed value from 332,795 to 191,005, resulting in a 2012 tax saving of \$22,977.00 and a fee due claimant of \$5,744.00.

COUNT III

On August 21, 2012, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

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.

On August 21, 2012, 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 2012 assessed value of the premises, for compensation totaling 25% of the 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.

On November 13, 2012, claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2012 assessed value from 32,195 to 23,305, resulting in a 2012 tax saving of \$1,441.00 and a fee due claimant of \$360.00.

COUNT IV

On August 21, 2012, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

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.

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On August 21, 2012, 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 2012 assessed value of the premises, for compensation totaling 25% of the 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.

On November 13, 2012, claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2012 assessed value from 82,873 to 33,440, resulting in a 2012 tax saving of \$5,010.00 and a fee due claimant of \$2,003.00.

COUNT V

On August 21, 2012, 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 August 21, 2012, 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 2012 assessed value of the premises, for compensation totaling 25% of the 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.

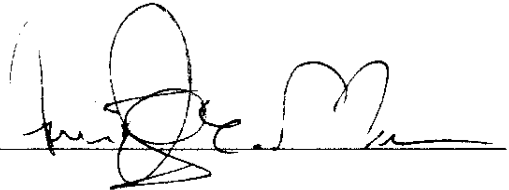
On November 13, 2012, claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2012 assessed value from 333,201 to 106,014, resulting in a 2012 tax saving of \$36,815.00 and a fee due claimant of \$9,204.00.

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CLAIM FOR LIEN

Payments totaling \$72.17 have been received, but there remains, unpaid and owing to the claimant, the amount of \$18,738.83, for which, with interest, the claimant claims a lien on the premises described on Exhibits "A", "B", "C", "D" and "E" are attached hereto.

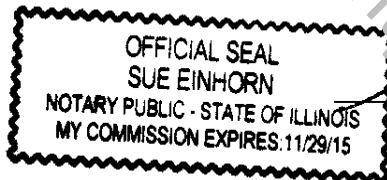
Schmidt Salzman & Moran, Ltd.


by: 

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, 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 26th day of March, 2013.




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 ¼ 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.

Office of Cook County Clerk's Office

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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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