



Doc#: 1313639055 Fee: \$42.00  
RHSP Fee:\$10.00 Affidavit Fee:  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 05/16/2013 11:35 AM Pg: 1 of 3

ATTORNEY'S LIEN

Above Space for Recorder's use only

STATE OF ILLINOIS )  
                                  )SS  
COUNTY OF COOK  )

The claimant, Charles J. Masters, Ltd. (herein called the "Claimant") of Chicago, County of Cook, State of Illinois, hereby files a claim for lien against Michael Valente (herein called the "Owner"), of Cook County, Illinois and states:

On September 11, 2012, the Owner (or a trustee controlled by the Owner) owned the following described premises in the County of Cook, State of Illinois (herein called the "Premises"), to wit:

See Exhibit "A" for legal description which is attached hereto and by this reference incorporated herein

Permanent Real Estate Index Numbers: 29-23-202-024-1008  
                                                          29-23-202-024-1009

Address of Premises: 16274-76 Prince Drive, South Holland

On or about September 11, 2012, the Owner executed a written Authorization with Claimant, authorizing Claimant to provide legal services before the Cook County Assessor and/or Board of Review to contest the 2012 assessed value of the Premises, for compensation totaling 20% of the 2012 tax savings achieved as a result 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 October 22, 2012, Claimant completed said legal representation before the Cook County Assessor, by reducing the assessed value from 76,810 to 25,458 resulting in a tax savings of \$22,174 and a fee due Claimant of \$4,435 (as set forth in Claimants Statement). There remains, unpaid and owing to the Claimant, the amount of \$4,435 for which, with interest, the Claimant claims a lien on the Premises.

# UNOFFICIAL COPY

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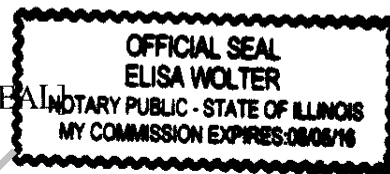
Therefore, the total amount unpaid and due Claimant is \$4,435 for which, with interest, Claimant claims a lien on the Premises.

Charles J. Masters, Ltd.

By: *Charles J. Masters*  
Charles J. Masters

Subscribed and sworn to before me  
this 23 day of April, 2013

*Elisa Wolter*  
Notary Public



The instrument was prepared by and should be returned to:

Charles J. Masters  
Charles J. Masters, Ltd.  
340 W. Diversey Parkway, Suite 1220  
Chicago, Illinois 60657

# UNOFFICIAL COPY

## EXHIBIT A

UNIT H AND I IN COVENTRY SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL")

THAT PART OF OUTLOT "S" IN HOCKSTRA'S 4<sup>TH</sup> ADDITION OF DUTCH VALLEY BEING A SUBDIVISION OF PART OF LOTS 1, 2 AND 3 OF ANKER'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "S"; THENCE NORTH ALONG THE EAST LINE OF OUTLOT "B" A DISTANCE OF 251.0 FEET; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF OUTLOT "B" A DISTANCE OF 200.0 FEET; THENCE SOUTHWESTERLY ON A LINE AS MEASURED AT 90 DEGREES TO THE NORTHEASTERLY LINE OF OUTLOT "S" A DISTANCE OF 255.0 FEET TO THE SOUTHWESTERLY LINE OF OUTLOT "B"; THENCE SOUTHEASTERLY ON THE SOUTHWESTERLY LINE OF OUTLOT "S" TO THE NORTHEASTERLY CORNER OF LOT 136 IN AFORESAID SUBDIVISION; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF OUTLOT "S" TO THE NORTHEAST CORNER OF LOT 135 IN AFORESAID SUBDIVISION; THENCE CONTINUING EAST ON THE SOUTH LINE OF SAID OUTLOT "S" A DISTANCE OF 92.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY SOUTH HOLLAND TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 21, 1975 KNOW AS TRUST NUMBER 2803, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 23459783; TOGETHER WITH AN UNDIVIDED 15.38 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY

Property Address: 16274 AND 16276 PRINCE DRIVE, SOUTH HOLLAND, IL 60473  
Permanent Index Number: 29-23-202-024-1008 AND 29-23-202-024-1009