

# UNOFFICIAL COPY



1313639102

## ATTORNEY'S LIEN

Doc#: 1313639102 Fee: \$40.00  
R-ISP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/16/2013 04:06 PM Pg: 1 of 2

Above Space for Recorder's use only

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The claimant, Gordon & Plkarski Chartered of County of Cook, State of Illinois, hereby files a claim for lien in the amount of \$10,489.00 against Chicago Title Land Trust Company as Trustee under Trust Agreement dated October 5, 1995 and known as Trust No. 300565-101, (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On February 2, 2011, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

LOTS 22 AND 23 AND 24 IN BLOCK 6 IN RACE'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE WEST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ (NORTH OF ELSTON AVENUE) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-23-212-016-0000 and 13-23-212-017-0000

Addresses of Premises: 3801-15 N. Bernard and 3420-22 W. Grace, Chicago, Illinois

On February 15, 2011, the claimant entered into a written agreement with Thomas Looney authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Cook Board of Review to contest the 2010 and 2012 assessed value of the premises, for compensation totaling 37.5% of the 2010 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 July 6, 2011, claimant completed said legal representation before the Cook County Board of Review, by successfully reducing the 2010 assessed value from \$225,232 to \$98,279, resulting in a 2010 tax saving of \$19,796.00 and a fee due claimant of \$7,724.00.

On April 18, 2013, claimant completed said legal representation before the Cook County Board of Review by successfully reducing the 2012 assessed value from \$120,559 to \$79,999, resulting in a 2012 tax saving of \$6,573.00 and a fee due claimant of \$2,765.00

## CLAIM FOR LIEN

There remains, unpaid and owing to the claimant, the full amount of 10,489.00, for which, with interest, the claimant claims a lien on the premises described on Exhibit "A" attached hereto.

Gordon & Pikarski Chartered

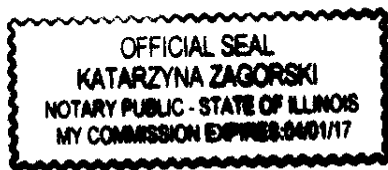
by: [Signature]

John J. Pikarski, Jr.

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, Katarzyna Zagorski, a notary public in and for the county in the state aforesaid, do hereby certify that John J. Pikarski, Jr., 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 that uses and purposes therein set forth.

Given under my hand and official seal this 10<sup>th</sup> day of May, 2013



[Signature]  
Notary Public

This document was prepared by:

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