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ATTORNEY'S LIEN



Doc#: 1325419159 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 09/11/2013 04:16 PM Pg: 1 of 2

Above Space for Recorder's use only

STATE OF ILLIMOIS)
COUNTY OF COOK)

The claimant, Gordon & Pikarski Chartered of County of Cook, State of Illinois, hereby files a claim for lien in the amount of \$7,588.00 against Gladstone Norwood Trust and Savings Bank as Trustee under Trust Agreement No. 1813 dated March 30, 1995, (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On March 28, 2009, the owner owner the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

LOTS 23 AND 24 (EXCEPT THAT PART OF SAL) 1 OTS TAKEN FOR MILWAUKEE AVENUE) IN BLOCK 2 IN MILWAUKEE AVENUE, 1 KONT, BEING A SUBDIVISION OF BLOCK 1 AND 2 IN OLIVER H. HORTON'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼, LYING BETWEEN RAND ROAD AND MILWAUKEE PLANK ROAD IN SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Numbers:

13-08-224-043-0000

13-08-224-044-0000

Address of Premises: 5350 North Milwaukee Avenue, Chicago, Cook County, Illinois

On July 1, 2009, the claimant entered into a written agreement with Wanda Morgan Wasilowski authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor and Board of Review to contest the 2010, 2011 and 2012 assessed value of the premises, for compensation totaling 25% of the 2010, 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.

1325419159 Page: 2 of 2

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On July 18,2011, claimant completed said legal representation before the Cook County Board of Review, by successfully reducing the 2010 assessed value from \$141,084 to \$92,839, resulting in a 2010 tax saving of \$7,523.00 and a fee due claimant of \$2,085.00 of which \$700.00 has been remitted.

On December 12, 2011, claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2011 assessed value from \$141,084 to \$92,248, resulting in a 2011 tax saving of \$7,947.00 and a fee due claimant of \$2,187.00.

On November 24, 2012, claimant completed said legal representation before the Cook County Assess or by successfully reducing the 2012 assessed value from \$141,084 to \$92,248.00, resulting in a 2012 tax saving of \$7,914.00 and a fee due claimant of \$3,067.00.

On April 22 2013, claimant completed said legal representation before the Cook County Board of Review, by successfully reducing the 2012 assessed value from \$92,248 to \$78,200, resulting in a 2012 tax saying of \$2,276.00 and a fee due claimant of \$954.00.

CLAIM FOR LIEN

There remains, unpaid and owing to the claimant, the full amount of \$7,588.00, for which, with interest, the claimant claims which interest, the claimant claims when on the premises described aforesaid.

Gordon & Pikarski Chartered

John J. Pikarski

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 9th day of September, 2013.

OFFICIAL SEAL
KATARZYNA ZAGORSKI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/01/17

Notary Public

This document was prepared by John J. Pikarski, Jr., Gordon & Pikarski, 55 West Monroe, Suite 1700, Chicago, Illinois 60603

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