

# UNOFFICIAL COPY

## ATTORNEY'S LIEN



Doc#: 1335419054 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2013 11:18 AM Pg: 1 of 6

Above Space for Recorder's use only

STATE OF ILLINOIS )  
                                  ) \$5.  
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 \$21,380.94 against Albany Bank & Trust Co. as Trustee u/t/a 11-4383 (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

See attached Exhibit "A" for legal description

Permanent Real Estate Index Number(s): 031/28-18-309-007-0000  
Address(es) of Premises: 15510-44 S. 70<sup>th</sup> Court, Orland Park, Illinois.

See attached Exhibit "B" for legal description

Permanent Real Estate Index Number(s): 248/24-28-404-013 to 015 & 017  
Address(es) of Premises: 12600 S. Kroll Dr., Alsip, Illinois.

### COUNT I

On February 28, 2011, 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): 031/28-18-309-007-0000  
Address(es) of Premises: 15510-44 S. 70<sup>th</sup> Court, Orland Park, Illinois.

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On February 28, 2011, the claimant entered into a written agreement with Sheldon Aberman, authorized or knowingly permitted by said Owner to provide legal representation before the Cook County Assessor's Office to contest the 2011 assessed value of the premises, for compensation totaling 25% 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 August 26, 2011, claimant completed said legal representation before the Cook County Assessor's Office by successfully reducing the 2011 assessed value from 419,209 to 263,302, resulting in a 2011 tax saving of \$43,794.00 and a fee due claimant of \$10,949.00.

## COUNT II

On February 28, 2013, 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 description

Permanent Real Estate Index Number(s): 248/24-28-404-013 to 015 & 017  
Address(es) of Premises: 12600 S. Kroll Dr., Alsip, Illinois.

On February 28, 2011, the claimant entered into a written agreement with Sheldon Aberman, authorized or knowingly permitted by said Owner to provide legal representation before the Cook County Assessor's Office and Board of Review to contest the 2011 assessed value of the premises, for compensation totaling 25% 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 October 25, 2011, claimant completed said legal representation before the Cook County Assessor's Office by successfully reducing the 2011 assessed value from 818,791 to 574,808, resulting in a 2011 tax saving of \$68,614.00 and a fee due claimant of \$17,154.00.

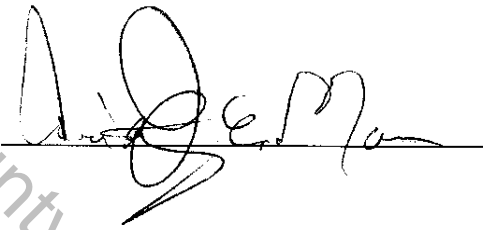
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On February 24, 2012, claimant completed said legal representation before the Cook County Board of Review, by further successfully reducing the 2011 assessed value from 574,808 to 541,426, resulting in an additional 2011 tax saving of \$9,388.00 and an additional fee due claimant of \$2,347.00.

### CLAIM FOR LIEN

Payments totaling \$9,069.06 have been received, but there remains, unpaid and owing to the claimant, the amount of \$21,380.94 for which, with interest, the claimant claims a lien on the premises described in Exhibits "A" and "B" attached hereto.

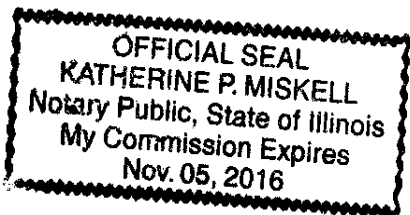
Schmidt Salzman & Moran, Ltd.

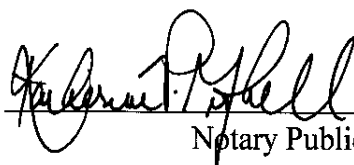
By: 

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, Katherine P. Miskell, 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 20<sup>th</sup> day of December, 2013.



  
Notary Public

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This document was prepared by Timothy E. Moran, Schmidt Salzman & Moran, Ltd., 111 West Washington Street, Suite 1300, Chicago, Illinois 60602.

Mail to: Timothy E. Moran  
Schmidt Salzman & Moran, Ltd.  
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Suite 1300  
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## EXHIBIT "A"

### LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 031/28-18-309-007-0000

Address(es) of Premises: 15510-44 S. 70<sup>th</sup> Court, Orland Park, Illinois.

**THE NORTH 385 FEET OF LOT 112 IN CATALINA'S COMMERCIAL AND INDUSTRIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKE GARDENS UNIT NO. 7, A SUBDIVISION OF PART OF THE WEST ¼ OF SECTION 18 TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED NOVEMBER 7, 1973 AS DOCUMENT NO. 22532993, IN COOK COUNTY, ILLINOIS**

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**UNOFFICIAL COPY****EXHIBIT "B"****LEGAL DESCRIPTION**

Permanent Real Estate Index Number(s): 248/24-28-404-013 to 015 & 017

Address(es) of Premises: 12600 S. Kroll Dr., Alsip, Illinois.

**Parcel 1:** The West 219.48 feet of the North 1051.0 feet of the South East 1/4 of the South East 1/4 of Section 28, Township 37 North, Range 13 East of the Third Principal Meridian (except that part thereof conveyed to the Illinois State Toll Highway Commission by Deed dated October 8, 1957 and recorded October 9, 1957 as Document Number 17034045, and described as follows:

That part lying north of a line drawn from a point on the west line thereof 375.86 feet south of the north west corner thereof to a point in the East line thereof 447.09 feet south of the north east corner thereof.)

Also

The west 33.00 feet of the south 279.98 feet (except the South 50.0 feet thereof) of the South East 1/4 of the South East 1/4 of Section 28, Township 37 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

**Parcel 2:** The West 219.48 feet (except the East 93.24 feet thereof and the West 33.00 feet thereof) and (except the North 1051 feet thereof and (except the South 50 feet taken for 127th Street) of the South East 1/4 of the South east 1/4 of Section 28, Township 37 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois

**Parcel 3** The East 93.24 feet of the West 219.48 feet (except the North 1051 feet thereof) and (except the South 50.0 feet thereof taken for 127th Street) of the South East 1/4 of the South East 1/4 of Section 28, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois