

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK        )



Doc#: 1407234056 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/13/2014 01:59 PM Pg: 1 of 5

## CLAIM FOR STATUTORY ATTORNEYS LIEN

The Claimant, Crane and Norcross, pursuant to the Attorneys Lien Act (770 ILCS 5/0.01) files this claim for statutory attorneys' lien against the premises commonly known as : Southeast Quadrant of 126<sup>th</sup> Street and Carondelet Avenue, Chicago, Illinois (hereinafter referred to as "Subject Property") and legally described as set forth in the Legal Description attached hereto as Exhibit "A".

In support of its claim for statutory lien, the undersigned, being first duly sworn on oath deposes and states as follows:

1. That I am an attorney with the law firm Crane & Norcross and have personal knowledge of the facts alleged herein.
2. That on September 29, 2011 and then again on May 16, 2012, Crane & Norcross and George L. Tamvakis, the owner of the property located at the Southeast Quadrant of 126<sup>th</sup> Street and Carondelet Avenue, Chicago, entered into a written Retainer Agreement for services to be rendered by Claimant to represent the Owner in the Office of the Assessor of Cook County and the Board of Review of Cook County in order to secure a fair and equitable valuation for the real estate taxes for the real estate and improvements for the Subject Property. Pursuant to said written Agreement, the Owner agreed to pay Claimant for their services a fee in the amount of 10% of the annual tax savings for each year for which a reduction in assessment remains in effect through Claimant's services.
3. That in tax year 2012, the Claimant appeared before the Assessor of Cook County and Board of Review on behalf of the Owner and was successful in securing a reduction in assessment for the Subject Property.
4. That as a result of the Claimant's services rendered, the Owner experienced an annual tax savings for 2012, 2013 and 2014 of \$23,900.00.
5. That pursuant to the written Retainer Agreement, the Owner owes to the Claimant \$2,905.00 for tax year 2012, which includes an Estimate of Redemption fee for 2005 through 2011.
6. Furthermore, Claimant filed and successfully secured 2008, 2009 and 2010 Certificate of Errors resulting in reductions from the original taxes. Pursuant to said written

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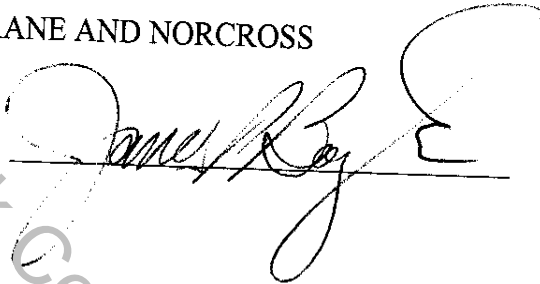
Agreement, the Owner agreed to pay Claimant a fee of 25% of any refund or tax savings secured. Therefore Owner owes to the Claimant \$5,637.00 for the 2008 Certificate of Error, \$6,964.00 for 2009 and \$7,268.00 for 2010, for a total due and owing Claimant of \$19,869.00.

- 7. That the Notice of the filing of this claim was mailed to "owner or owners of record" to the premises located at 53 West Jackson Blvd, Suite 601, Chicago, Illinois, on March 13, 2014.
- 8. That as of the date hereof, the Owner of the Subject Property is not entitled to any credits and that there remains due and owing Claimant the sum of \$22,774.00.

WHEREFORE, the Claimant, Crane and Norcross hereby claims an Attorney's Lien, pursuant to the Attorneys Lien Act, against the herein described property in the amount of \$22,774.00.

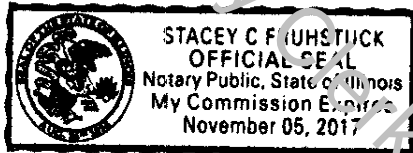
CRANE AND NORCROSS

By: \_\_\_\_\_



Signed and Sworn to before on  
March 13, 2014.

Stacey C. Prubshue  
Notary Public



Document prepared by: James P. Boyle, 2 North LaSalle Street, Suite 900, Chicago, Illinois 60602.

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EXHIBIT A

ADDRESS: SOUTHEAST QUADRANT OF 126th and CARONDOLET AVENUE, CHICAGO  
 PERMANENT INDEX NUMBERS: 26-30-400-044, 046, 047, 26-30-402-013, 26-30-404-010,  
 26-30-404-042, 043, 044, 045, 046, 26-30-405-010, 26-30-408-021, 023, 26-30-409-029,  
 26-30-409-031, 033, 034, 035, 26-30-410-017, 26-30-414-008

**SUBJECT LEGAL DESCRIPTIONS**

BLOCK 9 (EXCEPT THAT PART WHICH LIES SOUTHWESTERLY OF A LINE 110 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF RIGHT OF WAY OF CALUMET AND WESTERN RAILWAY COMPANY); ALL IN FORD CITY SUBDIVISION NO. 4, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 10, 11, 12, 13 (EXCEPT THAT PART THEREOF LYING SOUTHWESTERLY OF A LINE 110 FEET NORTHEASTERLY OF AND PARALLEL TO THE RIGHT OF WAY OF THE CALUMET AND WESTERN RAILWAY COMPANY); AND LOTS 1, 2, 3 AND 4, ALL IN BLOCK 4 IN FORD CITY SUBDIVISION NO. 4, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 1:**

LOTS "A", "B" 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26 AND 27 IN FORD HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

LOTS 6, 7, 28, 29, 30, 31 AND 32 IN FORD HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 15 IN BLOCK 4 IN FORD CITY SUBDIVISION NO. 4, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 1 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 7 IN FORD-HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT "C" AND LOTS 22, 23, 24, 25, 26, 27 AND 28 IN BLOCK 3 IN FORD HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## SUBJECT LEGAL DESCRIPTIONS

PARCEL 1:

LOT 1 IN BLOCK 5 IN FORD-HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3, 4, 5 AND 6 IN BLOCK 5 IN FORD-HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 11, 12, 13, 14 AND 15 IN BLOCK 5 IN FORD-HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 18 AND 19 IN BLOCK 5 IN FORD-HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 22, 23, 24, 25, 26 AND 27 IN BLOCK 5 IN FORD-HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

LOTS 32, 33, 34, 35, 36, 37, 38, 39 AND 40 IN BLOCK 5 IN FORD-HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A

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## SUBJECT LEGAL DESCRIPTIONS

LOT 5 IN THE CHICAGO MANUFACTURING CAMPUS, BEING A SUBDIVISION OF PART OF SECTION 30 AND THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 1 THROUGH 15, BOTH INCLUSIVE, IN BLOCK 2 IN FORD CITY SUBDIVISION NO. 4, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOTS 12, 13, 14, 16, 17 AND 18 (EXCEPT THAT PART THEREOF WHICH LIES SOUTHWESTERLY OF A LINE 110 FEET NORTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF THE CALUMET AND WESTERN RAILWAY COMPANY); AND ALL OF LOTS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 19, 20, 21, 22, 23, 24, 25, 26 AND 27, ALL IN BLOCK 3 IN FORD CITY SUBDIVISION NO. 4, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 12 IN BLOCK 2 IN FORD HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 1 IN BLOCK 6 IN FORD-HEGEWISCH FIRST ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.