



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Doc#: 1411834095 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/28/2014 03:12 PM Pg: 1 of 3

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 : 5119-25 West North 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 February 6, 2009 and June 18, 2012, Crane & Norcross and European Development, the owner of the property located at 5119-25 West North Avenue, Chicago, entered into written Retainer Agreements 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 12.5% of the annual tax savings for each year for which a reduction in assessment remains in effect through Claimant's services, as well as 25% of any refund or tax savings secured in judicial proceedings in the Circuit Court of Cook County.
3. That in tax years 2011, 2012 and 2013, 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 2011 of \$11,000.00, for 2012 of \$9,319.00 and for 2013 an annual tax savings of \$11,756.00.

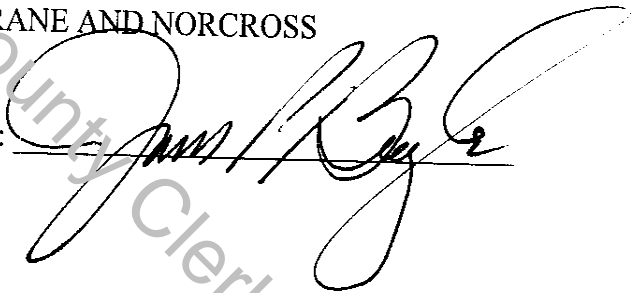
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5. That pursuant to the written Retainer Agreement, the Owner owes to the Claimant \$1,000.00 for tax year 2011, \$1,165.00 for tax year 2012 and \$1,470.00 for tax year 2013.
6. Furthermore, Claimant filed a 2009 Certificate of Error and was successful in securing a reduction from an original assessment of 242,681 to 204,274. This resulted in a tax savings of \$5,988.96, and a fee due Claimant of \$1,497.00
7. That the Notice of the filing of this claim was mailed to "owner or owners of record" to the premises located at 3544 West Dickens, Garden Unit, Chicago, Illinois 60642, and to the subject property address at 5119-25 West North Avenue, Chicago, Illinois, on April 28, 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 \$5,132.00.

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 \$5,132.00.

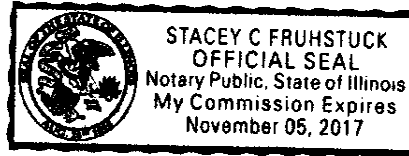
CRANE AND NORCROSS

By: _____



Signed and Sworn to before on
April 28th, 2014.

Stacey C Fruhstuck
Notary Public



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

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EXHIBIT A

LOTS 8, 9, 10 AND 11 IN BLOCK 2 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 5119-25 West North Avenue
Chicago, Illinois

Permanent Index Number: 16-04-201-001

EXHIBIT A