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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



Doc#: 1502616014 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2015 10:43 AM 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 : 3000 and 3002 West 26th Street, 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 22, 2012, Crane & Norcross and Juvenal Garcia, the owner of the property located at 3000 and 3002 West 26th Street, 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 10.00% 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 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 of \$13,202.00.
5. That pursuant to the written Retainer Agreement, the Owner owes to the Claimant \$1,320.00 for tax year 2012.

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6. That the Notice of the filing of this claim was mailed to "owner or owners of record" to the premises located at 9807 West 57th Street, Countryside, Illinois 60525, and to the subject property address at 3002 West 26th Street, Chicago, Illinois 60623, on January 26, 2015.
7. 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 \$1,320.00.

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 \$1,320.00.

CRANE AND NORCROSS

By: 

Signed and Sworn to before on
January 26, 2015.


Notary Public



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

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EXHIBIT A

LOT 20 IN BLOCK 4 IN TREGO AND SMITH'S SUBDIVISION OF THE WEST 697 FEET OF THE EAST 18 ACRES OF THE WEST 34 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST FO THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3002 West 26th Street, Chicago, IL 60623

Permanent Index Number: 16-25-124-042-0000

AND

LOT 19 IN BOCK 4 IN TREGO AND SMITH'S SUBDIVISTON OF THE WEST 697 FEET OF THE EAST 18 ACRES OF THE WEST 34 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3000 West 26th Street, Chicago, IL 60623

Permanent Index Number: 16-25-124-043-0000