

# UNOFFICIAL COPY

## NOTICE OF CLAIM OF SECURITY INTEREST IN REAL ESTATE



Doc#: 1535617016 Fee: \$60.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/22/2015 02:18 PM Pg: 1 of 12

NOTICE IS HEREBY GIVEN that,  
pursuant to the Contingent Fee  
Agreement, a copy of which is attached  
hereto, the undersigned hereby claims a  
security interest for unpaid legal fees in  
the amount of **\$260.44** plus interest,  
pursuant to the Contingent Fee  
Agreement, in the following described  
real property located in the County of Cook  
State of Illinois:

VOL: 491 PIN: 14-30-403-186-0000

ADDRESS: 2648 N. Hermitage Ave. Chicago IL.

PIN: (14-30-403-186-0000)

LEGAL: (SEE ATTACHED LEGAL DESCRIPTION)

Date: December 21, 2015

SHUDNOW & SHUDNOW, LTD.  
77 WEST WASHINGTON STREET  
SUITE 1620  
CHICAGO, IL 60602  
312-641-6205

This instrument prepared by / mail to:

SHUDNOW & SHUDNOW, LTD.

BY:   
SCOTT M. SHUDNOW

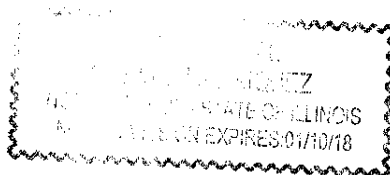
TITLE: Attorney at Law

Subscribed and Sworn to

before me this 21 day of

December, 2015.

NOTARY PUBLIC



(See 5 exhibits attached)

P-12

CCRD REVIEWER

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The following is a copy of a Legal Description help by the Cook County Clerk.

If you need a certified copy of this record, please request it and it can be provided within 24 hours.

**PIN:** 14304031860000

**UNIT:**     

**LOT:** TH-34

**BLOCK:**     

**OUTLOT:**     

Heartland Park Subdivision being a Subdivision of part of Lot 3 in The Northwestern Terra Cotta Co. Resubdivision of part of the Northeast 1/4 of the Southeast 1/4

**SECTION:** 30 **TOWNSHIP:** 40 **NORTH, RANGE:** 14 **EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS**

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**  
*Exhibits*

LAW OFFICES  
**SHUDNOW & SHUDNOW, LTD.**  
77 WEST WASHINGTON STREET • SUITE 1620  
CHICAGO, ILLINOIS 60602

RONALD A. SHUDNOW  
SCOTT M. SHUDNOW

(312) 641-6205  
FAX (312) 641-6214

INTERNET E-MAIL  
ronald@shudnow.com  
scott@shudnow.com

**AUTHORIZATION FORM AND FEE AGREEMENT**

TO: SHUDNOW & SHUDNOW, LTD.

Re: 2626 N. Hermitage Ave., Chicago, IL - P.I.N. 14-30-403-186 - File #10049 (Lakeview)

You are hereby authorized to file a complaint against the assessed valuation concerning the above property on my behalf and to appear before the Assessor of Cook County, and/or the Board of Review, and/or the Property Tax Appeal Board, and/or the Circuit Court of Cook County, and to take reasonable and customary steps that may be required to secure a reduction in assessed valuation for the year 2012. It is expressly understood and agreed that this authorization includes the tax years 2012, 2013 & 2014.

If a reduction in assessed valuation is secured for said years before the Assessor of Cook County, and/or the Board of Review, the undersigned agrees to pay as and for compensation for services rendered 16.67% of the total savings for 2012, 2013 & 2014 based upon the most recent ascertainable tax rate and equalization factor. In the event relief is granted for one year only, the legal fee shall be One-third (1/3) of the savings procured for that year, based upon the most recent ascertainable tax rate and equalization factor. In the event a Certificate of Error is granted for a prior year, the legal fee shall be One-third (1/3) of the savings based upon the most recent ascertainable tax rate and equalization factor.

If an appeal is filed with the Property Tax Appeal Board and relief is granted, the undersigned agrees to pay as and for compensation for services rendered One-third (1/3) of the savings for any year that the PTAB renders a favorable decision. If said PTAB relief for the year 2012 also benefits the undersigned for the years 2013 and 2014, through additional relief granted by the Board of Review, the undersigned also agrees to pay One-third (1/3) of the total savings for the years 2013 and 2014. Client authorizes Attorney to endorse any tax refund checks made payable to client for deposit to Attorney's Client Trust Fund Account and to disburse such refund in accordance with this Agreement.

Client understands that appeals filed before the Property Tax Appeal Board or in the Circuit Court may take up to 36 months or more before the Property Tax Appeal Board issues a decision.

In the event a lawsuit is filed in the Circuit Court of Cook County, the legal fee shall be One-third (1/3) of the amount of any refund issued as a result of a lawsuit filed by this office.

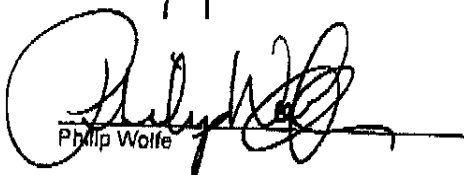
Client hereby grants Attorney authority and discretion to determine whether any such appeal should be prosecuted and to act as Client's Attorney-in-Fact in connection with any such appeal, including the power to sign on behalf of client any document required to prosecute any such property tax appeal.

The undersigned authorizes said attorney to incur reasonable expenses, if necessary, and agrees to compensate said attorney in the amount of actual expenses incurred. All expenses to be paid by the undersigned will be pre-authorized.


In the event legal fees are not paid within sixty days of the billing date the undersigned agrees to pay as and for interest One Percent (1%) per month on the outstanding balance. Further, the undersigned agrees to pay reasonable costs and attorney's fees incurred to enforce collection and grants a security interest, in the above captioned property, to the extent of all legal fees, interest, and any costs due and owing Shudnow & Shudnow, Ltd.

This office agrees to make no charge unless a reduction in assessed valuation is secured.

Date: 5/11/12

  
Philip Wolfe

SHUDNOW & SHUDNOW, LTD.

By:   
Scott M. Shudnow



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LAW OFFICES  
**SHUDNOW & SHUDNOW, LTD.**  
 77 WEST WASHINGTON STREET - SUITE 1620  
 CHICAGO, ILLINOIS 60602

RONALD A. SHUDNOW  
 SCOTT M. SHUDNOW

(312) 641-6205  
 FAX (312) 641-6214

INTERNET-E MAIL  
 ronald@shudnow.com  
 scott@shudnow.com

June 25, 2012

Mr. Philip Wolfe  
 2648 N. Hermitage Ave.  
 Chicago, IL 60614

Re: Procuring of assessed valuation reduction  
 for the year 2012 before the Assessor of  
 Cook County for property located at  
 2648 N. Hermitage, Chicago, IL  
 P.I.N. 14-30-403-186, file #10049

Dear Mr. Wolfe,

For the year 2012, a complaint was filed on your behalf before the Assessor of Cook  
 Cook County with a brief in support thereof in an attempt to reduce the Assessor's  
 assessed valuation of \$90,527.

As a result of our efforts, a substantial reduction has been achieved. Your revised assessed  
 valuation is now \$88,364 instead of \$90,527 which represents a reduction in assessed  
 valuation of \$2,163, see Notice of Reduction in Assessed Valuation issued by the Assessor  
 of Cook County attached hereto.

The amount of savings for the year 2012 based upon the 2010 tax rate and  
 equalization factor is computed as follows:

Tax Rate 0.04931 per \$100	Assessed Valuation	Equalization Valuation	Tax
		Ass. Val. X 3.3	
2012	\$90,527	\$298,739	\$14,730.83
Adjusted:	88,364	291,601	<u>14,378.86</u>
Projected Savings: 2012			\$351.97
Total Projected Savings: 2012, 2013 & 2014:			\$1,055.91

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2

Mr. Philip Wolfe

Please be sure to forward any notices that you may receive from the Assessor of Cook County, immediately upon receipt.

Please be advised that an appeal will be filed before the Board of Review.

We will keep you advised as matters progress.

We were happy that such favorable results were forthcoming.

Enclosed is our invoice for services rendered.

If you have any questions, please call.

Very truly yours,

SHUDNOW & SHUDNOW, LTD.



SCOTT M. SHUDNOW

Enclosure

SMS:eg

Property of Cook County Clerk's Office



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## COOK COUNTY ASSESSOR'S OFFICE

118 NORTH CLARK STREET CHICAGO, IL 60602

PHONE: 312.603.5300 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

06/13/12

RONALD A SHUDNOW  
77 W WASHINGTON #1620  
CHICAGO IL 60602

2012 Assessment Appeal  
Township: LAKE VIEW  
Appeal Number: 0024833  
Property Index Number(s):  
14-30-403-186-0000

I am pleased to inform you that our appeals department has reviewed your appeal and determined that the assessed valuation of your property should be reduced. Your new assessed value is indicated below. This is the result of:

This is the result of an analysis of comparable properties.

**This reduction will be reflected on the second installment of your 2012 real estate tax bill payable in 2013.**

**Your appeal result and any additional assessment information may also be found on our website at [www.cookcountyassessor.com](http://www.cookcountyassessor.com).**

You may file a written request for a re-review of this decision. Please consult our website for the re-review deadline in your township. Given the high volume of appeals and the expedited nature of the assessment process, attorneys and representatives of taxpayers are admonished to file such petitions immediately according to the established procedures of this office.

Homeowners and taxpayers representing themselves are encouraged to file their written requests immediately upon receipt of this letter. For further information on the re-review process, you may call our Taxpayer Services Department at (312)443-7550. For your convenience, you may send your written request for re-review by facsimile transmission to (312)603-5367, or you may deliver it to our office. You may also mail your request. However, we cannot guarantee that it will be received here before the deadline.

You also have the right to appeal your assessment further by filing with the Cook County Board of Review. The Board of Review is located in the County Building, 118 N. Clark Street, Room 601, Chicago, IL 60602. For appeal dates and additional information, contact the Board of Review at (312)603-5542.

Thank you for your participation in the assessment process.

Sincerely,

Joseph Berrios  
Cook County Assessor

ORIGINAL CLASS	PROPERTY INDEX NUMBER	2011 PRIOR ASSESSED VALUE	PROPOSED 2012 ASSESSED VALUE	2012 CURRENT AV
295	14-30-403-186-0000	74,679	90,527	88,364

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LAW OFFICES

SHUDNOW &amp; SHUDNOW, LTD.

77 WEST WASHINGTON STREET - SUITE 1620

CHICAGO, ILLINOIS 60602

June 25, 2012

Mr. Philip Wolfe  
 2648 N. Hermitage Ave.  
 Chicago, IL 60614

**INVOICE****FOR PROFESSIONAL SERVICES RENDERED:**

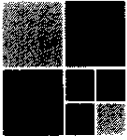
Re: Procuring of assessed valuation reduction  
 for the year 2012 before the Assessor of  
 Cook County for property located at  
 2648 N. Hermitage, Chicago, IL  
 P.I.N. 14-30-403-186, file #10049

ORIGINAL ASSESSED VALUATION:	\$90,527	
ADJUSTED: ASSESSOR	<u>88,364</u>	
REDUCTION, 2012:	\$2,163	
Reduction of \$2,163 times 2010 Equalization Factor of 3.3 equals \$7,138 Equalization Valuation times the 2010 tax rate of \$4.931 per \$100 equals 2012 estimated savings in tax of:		\$351.97
Total Projected Savings: 2012, 2013 & 2014:		\$1,055.91
LEGAL FEES DUE: 16.67% of the Total Savings of \$1,055.91, pursuant to Retainer Agreement		<u>\$175.98</u>

**\*\*If balance is not paid within sixty (60) days, a charge of 1%  
interest per month shall be added to the outstanding balance.**

# UNOFFICIAL COPY

# URGENT



## Statement

Shudnow & Shudnow, Ltd.  
 77 W. Washington Street, Suite 1620  
 Chicago, IL 60602  
 312-641-6205

**Bill To**

Mr. Philip Wolfe  
 2648 N. Hermitage Ave.  
 Chicago, IL 60614



**SHUDNOW & SHUDNOW, LTD.**

Attorneys At Law

## PAYMENT DUE UPON RECEIPT

Date	Amount Due	Enclosed
12/03/15	\$260.44	

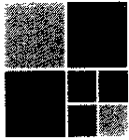
Date	Description	Amount	Balance
05/26/10	Balance forward		0.00
06/25/12	012 ASS for 2648 N. Hermitage- INV #3646 Due 08/24/12. - 012 ASS for 2648 N. Hermitage, Chicago, IL P.I.N. 14-30-403-186, file #10049 --- Assessor 16.67% Tot. \$175.98	175.98	175.98
01/15/14	INV #FC 1269 Due 01/15/14. - Finance Charge --- Fin Chg \$32.92 --- Invoice #3646 for 175.98 on 06/25/12	32.92	208.90
02/05/14	INV #FC 1614 Due 02/05/14. - Finance Charge --- Fin Chg \$1.21 --- Invoice #3646 for 175.98 on 06/25/12	1.21	210.11
06/03/14	INV #FC 1849 Due 06/03/14. - Finance Charge --- Fin Chg \$8.16 --- Invoice #3646 for 175.98 on 06/25/12 --- Invoice #FC 1269 for 32.92 on 01/15/14 --- Invoice #FC 1614 for 1.21 on 02/05/14	8.16	218.27
07/17/14	INV #FC 2138 Due 07/17/14. - Finance Charge --- Fin Chg \$3.05 --- Invoice #3646 for 175.98 on 06/25/12 --- Invoice #FC 1269 for 32.92 on 01/15/14 --- Invoice #FC 1614 for 1.21 on 02/05/14	3.05	221.32

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$2.57	\$0.00	\$5.64	\$0.00	\$252.23	\$260.44



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## Statement

Shudnow & Shudnow, Ltd.  
77 W. Washington Street, Suite 1620  
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312-641-6205

**Bill To**

Mr. Philip Wolfe  
2648 N. Hermitage Ave.  
Chicago, IL 60614



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Attorneys At Law

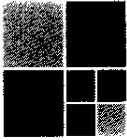
## PAYMENT DUE UPON RECEIPT

Date	Amount Due	Enclosed
12/03/15	\$260.44	

Date	Description	Amount	Balance
08/26/14	INV #FC 2243 Due 08/26/14. - Finance Charge --- Fin Chg \$2.87 --- Invoice #3646 for 175.98 on 06/25/12 --- Invoice #FC 1269 for 32.92 on 01/15/14 --- Invoice #FC 1614 for 1.21 on 02/05/14 --- Invoice #FC 1849 for 8.16 on 06/03/14	2.87	224.19
10/09/14	INV #FC 2397 Due 10/09/14. - Finance Charge --- Fin Chg \$3.21 --- Invoice #3646 for 175.98 on 06/25/12 --- Invoice #FC 1269 for 32.92 on 01/15/14 --- Invoice #FC 1614 for 1.21 on 02/05/14 --- Invoice #FC 1849 for 8.16 on 06/03/14 --- Invoice #FC 2138 for 3.05 on 07/17/14	3.21	227.40
02/09/15	INV #FC 2671 Due 02/09/15. - Finance Charge --- Fin Chg \$9.20 --- Invoice #3646 for 175.98 on 06/25/12 --- Invoice #FC 1269 for 32.92 on 01/15/14 --- Invoice #FC 1614 for 1.21 on 02/05/14 --- Invoice #FC 1849 for 8.16 on 06/03/14 --- Invoice #FC 2138 for 3.05 on 07/17/14 --- Invoice #FC 2243 for 2.87 on 08/26/14 --- Invoice #FC 2397 for 3.21 on 10/09/14	9.20	236.60
04/21/15	INV #FC 2798 Due 04/21/15. - Finance Charge	5.52	242.12

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$2.57	\$0.00	\$5.64	\$0.00	\$252.23	\$260.44

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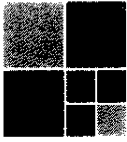
Date	Amount Due	Enclosed
12/03/15	\$260.44	

## PAYMENT DUE UPON RECEIPT

Date	Description	Amount	Balance
	--- Fin Chg \$5.52		
	--- Invoice #3646 for 175.98 on 06/25/12		
	--- Invoice #FC 1269 for 32.92 on 01/15/14		
	--- Invoice #FC 1614 for 1.21 on 02/05/14		
	--- Invoice #FC 1849 for 8.16 on 06/03/14		
	--- Invoice #FC 2138 for 3.05 on 07/17/14		
	--- Invoice #FC 2243 for 2.87 on 08/26/14		
	--- Invoice #FC 2397 for 3.21 on 10/09/14		
	--- Invoice #FC 2671 for 9.20 on 02/09/15		
06/17/15	INV #FC 2938 Due 06/17/15.	4.43	246.55
	- Finance Charge		
	--- Fin Chg \$4.43		
	--- Invoice #3646 for 175.98 on 06/25/12		
	--- Invoice #FC 1269 for 32.92 on 01/15/14		
	--- Invoice #FC 1614 for 1.21 on 02/05/14		
	--- Invoice #FC 1849 for 8.16 on 06/03/14		
	--- Invoice #FC 2138 for 3.05 on 07/17/14		
	--- Invoice #FC 2243 for 2.87 on 08/26/14		
	--- Invoice #FC 2397 for 3.21 on 10/09/14		
	--- Invoice #FC 2671 for 9.20 on 02/09/15		
08/26/15	INV #FC 3033 Due 08/26/15.	5.68	252.23
	- Finance Charge		
	--- Fin Chg \$5.68		
	--- Invoice #3646 for 175.98 on 06/25/12		
	--- Invoice #FC 1269 for 32.92 on 01/15/14		
	--- Invoice #FC 1614 for 1.21 on 02/05/14		
	--- Invoice #FC 1849 for 8.16 on 06/03/14		

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$2.57	\$0.00	\$5.64	\$0.00	\$252.23	\$260.44

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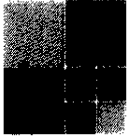
**PAYMENT DUE  
UPON RECEIPT**

Date	Amount Due	Enclosed
12/03/15	\$260.44	

Date	Description	Amount	Balance
	--- Invoice #FC 2138 for 3.05 on 07/17/14		
	--- Invoice #FC 2243 for 2.87 on 08/26/14		
	--- Invoice #FC 2397 for 3.21 on 10/09/14		
	--- Invoice #FC 2671 for 9.20 on 02/09/15		
	--- Invoice #FC 2798 for 5.52 on 04/21/15		
	--- Invoice #FC 2938 for 4.43 on 06/17/15		
11/02/15	INV #FC 3219 Due 11/02/15.	5.64	257.87
	- Finance Charge		
	--- Fin Chg \$5.64		
	--- Invoice #3646 for 175.98 on 06/25/12		
	--- Invoice #FC 1269 for 32.92 on 01/15/14		
	--- Invoice #FC 1614 for 1.21 on 02/05/14		
	--- Invoice #FC 1849 for 8.16 on 06/03/14		
	--- Invoice #FC 2138 for 3.05 on 07/17/14		
	--- Invoice #FC 2243 for 2.87 on 08/26/14		
	--- Invoice #FC 2397 for 3.21 on 10/09/14		
	--- Invoice #FC 2671 for 9.20 on 02/09/15		
	--- Invoice #FC 2798 for 5.52 on 04/21/15		
	--- Invoice #FC 2938 for 4.43 on 06/17/15		
	--- Invoice #FC 3033 for 5.68 on 08/26/15		
12/03/15	INV #FC 3234 Due 12/03/15.	2.57	260.44
	- Finance Charge		
	--- Fin Chg \$2.57		
	--- Invoice #3646 for 175.98 on 06/25/12		
	--- Invoice #FC 1269 for 32.92 on 01/15/14		
	--- Invoice #FC 1614 for 1.21 on 02/05/14		
	--- Invoice #FC 1849 for 8.16 on 06/03/14		

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$2.57	\$0.00	\$5.64	\$0.00	\$252.23	\$260.44

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## SHUDNOW & SHUDNOW, LTD.

Attorneys At Law

Date	Amount Due	Enclosed
12/03/15	\$260.44	

## PAYMENT DUE UPON RECEIPT

Date	Description	Amount	Balance
	--- Invoice #FC 2133 for 3.05 on 07/17/14		
	--- Invoice #FC 2243 for 2.87 on 08/26/14		
	--- Invoice #FC 2397 for 3.21 on 10/09/14		
	--- Invoice #FC 2671 for 9.20 on 02/09/15		
	--- Invoice #FC 2798 for 5.52 on 04/21/15		
	--- Invoice #FC 2938 for 4.43 on 06/17/15		
	--- Invoice #FC 3033 for 5.68 on 08/26/15		

**WE ACCEPT MASTER CARD, VISA AND DISCOVER  
CARD. PLEASE SEND YOUR CHECK OR CALL  
FOR CREDIT CARD PROCESSING.**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$2.57	\$0.00	\$5.64	\$0.00	\$252.23	\$260.44