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ATTORNEY'S LIEN

Doc#: 1626645049 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/22/2016 09:52 AM Pg: 1 of 2

Above Space for Recorder's use only

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The claimant, Gordon & Pikarski Chartered of County of Cook, State of Illinois, hereby files a claim for lien in the amount of \$6,053.00 plus interest costs and attorney fees against Midwest Bank and Trust, as Trustee under the Trust No. 80-05-33420 dated May 31, 1980 (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On May 5, 2014, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

LOT 20 IN BLOCK 2 IN GOSS JUDD AND SHERMAN'S WEST DIVISION STREET HOME ADDITION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 63 ACRES AND EXCEPT LOTS 19 AND 20 IN BLOCK 4 IN GOSS JUDD AND SHERMAN'S MELROSE PARK HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 3), IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 15-03-130-033-0000

Address of Premises: 1503 North Broadway, Melrose Park, Illinois

On or about May 5, 2014, the claimant entered into a written agreement with Moha Ahmed authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor and Cook County Board of Review to contest the 2014 assessed value of the premises, for compensation totaling 37.5% of the 2014 tax savings plus costs, achieved as a result of claimant's efforts. The agreement further contemplated that claimant would be entitled to a lien on the premises in the event the fee was not paid when due.

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On September 22, 2014, claimant completed said legal representation before the Cook County Assessor by successfully reducing the 2014 assessed value from \$161,629 to \$142,374, resulting in a 2014 tax saving of \$5,405 and a fee due claimant of \$2,227.00 plus interest costs and attorney fees.

On February 23, 2015, claimant completed said legal representation before the Cook County Board of Review by successfully reducing the 2014 assessed value from \$142,374 to \$108,847, resulting in a 2014 tax saving of \$9,403 and a fee due claimant of \$3,826.00 plus interest costs and attorney fees.

CLAIM FOR LIEN

There remains, unpaid and owing to the claimant, the full amount of \$6,053.00 for which, with interest, the claimant claims a lien on the premises described.

Gordon & Pikarski Chartered

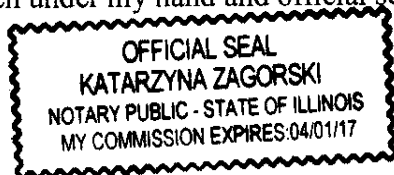
by: _____

John J. Pikarski, Jr.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Katarzyna Zagorski, a notary public in and for the county in the state aforesaid, do hereby certify that John J. Pikarski, Jr., 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 that uses and purposes therein set forth.

Given under my hand and official seal this 21st day of September, 2016.



Notary Public

This document was prepared by John J. Pikarski, Jr., Gordon & Pikarski, 55 West Monroe, Suite 1700, Chicago, Illinois 60603

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