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ATTORNEY'S LIEN



1631919247

Doc# 1631919247 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2016 12:54 PM PG: 1 OF 4

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 \$35,748.00 plus interest, costs and attorney fees against WSB Real Estate, LLC, an Illinois Limited Liability Company (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On April 12, 2013, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Permanent Real Estate Index Number: 09-31-200-020-0000

Address of Premises: 2480 South Wolf Road, Des Plaines, Illinois

On or about April 12, 2013, the claimant entered into a written agreement with Walter Solak authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor to contest the 2013 assessed value of the premises, for compensation totaling 37.5% of the 2013 tax savings plus costs, interest and attorney's fees, 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.

On or about June 23, 2016, the claimant entered into a written agreement with Walter Solak authorized or knowingly permitted by said owner to make said agreement, to provide legal representation before the Cook County Assessor to contest the 2016 assessed value of the premises, for compensation totaling 37.5% of the 2016 tax savings plus costs, interest and attorney's fees, achieved as a result of claimant's efforts. The

24

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agreement further contemplated that claimant would be entitled to a lien on the premises in the event the fee was not paid when due.

On July 9, 2013, claimant completed said legal representation before the Cook County Assessor by successfully reducing the 2013 assessed value from 523,519 to 238,558, resulting in a 2013 tax saving of \$71,754 and a fee due claimant of \$27,408 plus costs, interest and attorney fees.

On January 20, 2014, claimant completed said legal representation before the Cook County Board of Review by successfully reducing the 2013 assessed value from 238,558 to 209,999, resulting in a 2013 tax saving of \$7,191 and a fee due claimant of \$2,997.50 plus costs, interest and attorney fees.

On October 6, 2016, claimant completed said legal representation before the Cook County Assessor by successfully reducing the 2016 assessed value from 311,289 to 268,568, resulting in a 2016 tax saving of \$12,915 and a fee due claimant of \$5,343.00 plus costs, interest and attorney fees.

CLAIM FOR LIEN

There remains, unpaid and owing to the claimant, the full amount of \$35,748.00 plus costs, interest and attorney fees 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 11th day of November, 2016



Katarzyna Zagorski
Notary Public

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

Mail to: John J. Pikarski, Jr.
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COOK COUNTY
RECORDER OF DEEDS

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**COOK COUNTY
RECORDER OF DEEDS**

LOT 1 IN DIE CRAFT RESUBDIVISION OF LOT 2 AND PARTS OF LOTS 3 AND 4 IN BAIRD AND WARNER'S O'HARE INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS SHOWN OF RESUBDIVISION RECORDED APRIL 19, 1977 AS DOCUMENT 23892637.

TAX I.D. NUMBER: 09-31-200-020-0000

COMMONLY KNOWN AS: 2480-2490 WOLF RD, DES PLAINES, IL 60016