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STATE OF ILLINOIS)
SS
COUNTY OF COOK)



Doc# 1706619047 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2017 11:55 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: 3938 North Cicero Avenue, Chicago, Illmois (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, t'ie 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 24, 2012 and January 16, 2015, Crene & Norcross and Gabino Castelan, the owner of the property located at 3938 North Cicero 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.
- 3. That in tax years 2012 and 2015, 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 2012, 2013 and 2014 of \$4,681.00 and for 2015 of \$215.00.

CCRD REVIEW

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- That pursuant to the written Retainer Agreement, the Owner owes to the Claimant 5. \$585.00 for tax year 2013, \$585.00 for tax year 2014 and \$27.00 for tax year 2015, for a total due and owing Claimant of \$1,197.00.
- 6. That the Notice of the filing of this claim was mailed to "owner or owners of record" to the premises located at 2829 North Milwaukee Avenue, Chicago, Illinois 60618, and to the subject property address at 3938 North Cicero Avenue, Chicago, Illinois 60641, on March 7, 2017.
- That as of the date hereof, the Owner of the Subject Property is not entitled to any 7. credits and that there remains due and owing Claimant the sum of \$1,197.00.

WHEREFORE, the Claimant, Crane and Norcross hereby claims an Attorney's Lien, pursuant to the Atlorneys Lien Act, against the herein described property in the amount of Sold Ox CC \$1,197.00.

CRANE AND NORCROSS

Signed and Sworn to before on March 7, 2017.

JULIA M. DOWLING OFFICIAL SEAL No ary Public, State of Illinois My Cominission Expires April 01, 2020

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

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EXHIBIT A

LOT 8 IN GRAYLAND PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 3938 North Cicero Avenue Chicago, Illinois 60641

Volume/Permanent Index Number: 347/13-21-103-033