

# UNOFFICIAL COPY

## NOTICE OF CLAIM OF LIEN IN REAL ESTATE



\*1715816042\*

NOTICE IS HEREBY GIVEN that, pursuant to the Contingent Fee Agreement, a copy of which is attached hereto, the undersigned hereby claims a lien for unpaid legal fees in the amount of **\$421.97** plus interest, pursuant to the Contingent Fee Agreement, in the following described real property located in the County of Cook State of Illinois.

Doc# 1715816042 Fee \$54.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2017 12:09 PM PG: 1 OF 9

VOL: 49 PINS: 08-10-212-019-0000

ADDRESS: 307 S. Hatlen Ave., Mt. Prospect, IL

PIN: (08-10-212-019-0000)

LEGAL: (SEE ATTACHED LEGAL DESCRIPTION)

Date: June 5, 2017

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

This instrument prepared by / mail to:

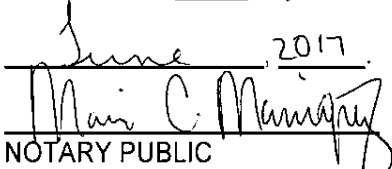
SHUDNOW & SHUDNOW, LTD.

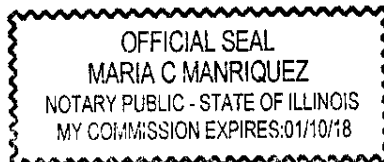
BY:   
SCOTT M. SHUDNOW

TITLE: Attorney at Law

Subscribed and Sworn to

before me this 5 day of

June, 2017.  
  
NOTARY PUBLIC



(See 4 Exhibits Attached) SMS

DA

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## Office of the Cook County Clerk

### Map Department Legal Description Records

**P.I.N. Number: 08102120190000**

The legal description card(s) below is prepared in a format used for official county record-keeping, and can be used by the Cook County Recorder's Office to access their tract books.

If you need assistance interpreting this description, please obtain a copy of our instruction sheet "How to Read a Legal Description Card", available from the counter clerk or at our website [www.cookcountyclerk.com](http://www.cookcountyclerk.com)

Please verify the Property Identification Number or P.I.N. (also known as the "Permanent Real Estate Index Number). If this is not the item you requested, please notify the clerk.

081021201916160500127D0266			
AREA	SUB-AREA	BLOCK	PARCEL
OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION			
VOLUME ITEM			
49			
AREA	SUB-AREA	BLOCK	PARCEL
08	10	212	019
HATLEN HTS SUB UNIT #4			
SEC.	TOWN	RANGE	LOT
10	41	11	
			45
BLOCK			

AREA	SUB-AREA	BLOCK	PARCEL	CODE	WARRANT	ITEM	ALL SUPP	FIRST SUPP	SECOND SUPP	THIRD SUPP	RECORD	SUFFIX	THIRD SUFFIX	RECORD	SUFFIX	THIRD SUFFIX	RECORD	SUFFIX	THIRD SUFFIX	RECORD	SUFFIX	THIRD SUFFIX	
00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00	00
46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69
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99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99	99

**UNOFFICIAL COPY***Exhibits*

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

RONALD A. SHUDNOW  
 SCOTT M. SHUDNOW  
 PAUL A. TATARA

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

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

**AUTHORIZATION FORM AND FEE AGREEMENT**

TO: SHUDNOW & SHUDNOW, LTD.  
 Re: 307 B. Hatten, Mount Prospect, IL - P.I.N. 08-10-212-019-0000 - File #11169 (Elk Grove)

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 2016. It is expressly understood and agreed that this authorization includes the tax years 2016, 2017 & 2018

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 One-Third (1/3) of the total savings for 2016, 2017 & 2018 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 refund amount for any year that the PTAB renders a favorable decision. If said PTAB relief for the year 2016 also benefits the undersigned for the years 2017 and 2018, 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 2017 & 2018. In the event a refund is issued, client authorizes Attorney to sign on their behalf, the Treasurer's Refund Application and a Check Release and Attorney Authorization form. Client further 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. The undersigned also grants a lien against the real estate to the extent of all legal fees, interest, and any costs due and owing Shudnow & Shudnow, Ltd. Both parties waive the right to demand a jury trial.

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

Date: 5-31-16

Parkway Bank & Trust Co., As Trustee  
 U/T No. 14773

Grace Grygo  
 Grace Grygo, Beneficiary

SHUDNOW & SHUDNOW, LTD.

By: Scott M. Shudnow  
 Scott M. Shudnow

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

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 scott@shudnow.com  
 paul@shudnow.com

February 17, 2017

Ms. Grace Grygo  
 307 S. Hatlen Ave.  
 Mt. Prospect, IL 60056

Re: Procuring of assessed valuation reduction  
 for the year 2016 before the Board of Review of  
 Cook County for property located at  
 307 S. Hatlen Ave., Mt. Prospect, IL  
 P.I.N. 08-10-212-019-0000, File #11169

Dear Ms. Grygo,

For the year 2016, a complaint was filed on your behalf before the Board of Review of Cook County with a brief in support thereof in an attempt to reduce the Assessor's assessed valuation of \$27,982.

As a result of our efforts, a reduction has been achieved. Your revised assessed valuation is now \$26,580 instead of \$27,982, which represents a reduction in assessed valuation of \$1,402, see Reduction Notice issued by the Board of Review of Cook County attached hereto.

The amount of savings for the year 2016 based upon the 2015 tax rate and equalization factor is computed as follows:

<b>Tax Rate</b>		<b>Equalization</b>	
<b>0.10892</b>	<b>Assessed</b>	<b>Valuation</b>	
<b>per \$100</b>	<b>Valuation</b>	<b>Ass. Val. X</b>	<b>Tax</b>
		<b>2.6685</b>	
2016	\$27,982	\$74,670	\$8,133.05
Adjusted:	26,580	70,929	<u>7,725.56</u>
Projected Savings: 2016			\$407.50
Total Projected Savings: 2016, 2017 & 2018			\$1,222.49

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SHUDNOW

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Ms. Grace Grygo

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

The revised assessment granted by the Board of Review is a fair assessment. Therefore, this office will not file an appeal with the Property Tax Appeal Board or the Circuit Court of Cook County.

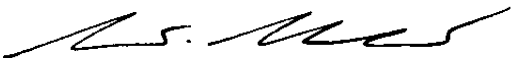
We were happy that such favorable results were forthcoming.

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:aj

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****COOK COUNTY BOARD OF REVIEW**

118 NORTH CLARK STREET  
ROOM 601 COUNTY BUILDING  
CHICAGO, ILLINOIS 60602  
TEL: (312) 603-5542  
FAX: (312) 603-3479

**MICHAEL M. CABONARGI**  
CHAIRMAN

**DAN PATLAK**  
COMMISSIONER

**LARRY R. ROGERS JR.**  
COMMISSIONER

01/10/2017

CLASS: 02-03  
B/R COMPLAINT TYPE: P

Dear Complainant,

After consideration of any evidence and facts pursuant to their powers and authority under the Illinois Property Tax Code, Larry R. Rogers Jr., Dan Patlak and Michael M. Cabonargi, Commissioners of the Board of Review of Cook County, are pleased to inform you that as a result of the review of your complaint we have directed the Assessor to reduce the assessed value of your property as shown below.

Decrease is the result of analysis of comparable properties, recent sale, and/or update of property characteristics.

2016 ASSESSED VALUATIONS

PROPERTY NUMBER	BOARD COMPLAINT	ASSESSOR ORIGINAL	BOARD OF REVIEW FINAL	CHANGE
08-10-212-019-0000	1612442-001	27,982	26,580	1,402-

This reduced final Board 2016 valuation will be equalized by the Illinois Department of Revenue, as provided by law.

If you are dissatisfied with your 2016 real estate assessment, you have the following option:

1. You may appeal this decision to the Property Tax Appeal Board at the Stratton Office Building, Room 402, 401 South Spring Street, Springfield, Illinois 62706-0002, Tel: 217-782-6076, by filing a petition for review with the Illinois Property Tax Appeal Board within 30 days after the date of this notice or within 30 days after the date the Board of Review transmits to the County Assessor pursuant to Sec 16-125 (35 ILCS 200/16-125) its final action on the Township in which your property is located, whichever is later.  
-- OR --
2. You may file a tax objection complaint in the Circuit Court of Cook County, Illinois. If you choose this option, please consult the laws concerning the procedure for proceeding in court.

In addition, you may file a new complaint at the Board of Review next year for 2017 with any new evidence.

Sincerely,

Larry R. Rogers, Jr.    Dan Patlak    Michael M. Cabonargi  
Commissioner            Commissioner            Commissioner

SHUDNOW & SHUDNOW  
SCOTT            SHUDNOW  
77 W WASHINGTON  
CHICAGO            IL 60602

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February 17, 2017

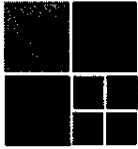
Ms. Grace Grygo  
 307 S. Hatlen Ave.  
 Mt. Prospect, IL 60056

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

Re: Procuring of assessed valuation reduction  
 for the year 2016 before the Board of Review of  
 Cook County for property located at  
 307 S. Hatlen Ave., Mt. Prospect, IL  
 P.I.N. 08-10-212-019-0000, File #11169

ORIGINAL ASSESSED VALUATION:	\$27,982
ADJUSTED: BOR	<u>26,580</u>
REDUCTION, 2016:	\$1,402
Reduction of \$1,402 times 2015 Equalization Factor of 2.6685 equals \$3,741 Equalization Valuation times the 2015 tax rate of \$10.892 per \$100 equals 2016 estimated savings in tax of:	<u>\$407.50</u>
Total Projected Savings: 2016, 2017 & 2018	<u>\$1,222.49</u>
LEGAL FEES DUE: 1/3 of the Total Savings of \$1,222.49, pursuant to Retainer Agreement	<u><u>\$407.50</u></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****Statement**

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

**Bill To**

Ms. Grace Grygo  
307 S. Hatlen Ave.  
Mount Prospect, IL 60056



**SHUDNOW & SHUDNOW, LTD.**

Attorneys At Law

Date	Amount Due	Enclosed
06/06/17	\$421.97	

Date	Description	Amount	Balance
08/28/13	013 ASS for 307 S. Hatlen INV #FC 664 Orig. Amount \$5.76 - Finance Charge --- Fin Chg \$5.76 --- Invoice #4395 for 246.93 on 06/18/13	5.76	5.76
09/13/13	CREDMEM #4549 - Grygo, Grace:013 ASS for 307 S. Hatlen FC credit --- Credit \$-5.76	-5.76	0.00
02/17/17	016 BOR for 307 S. Hatlen Ave.- INV #8011 Orig. Amount \$407.50. - 016 BOR for 307 S. Hatlen Ave., Mt. Prospect, IL P.I.N. 08-10-212-019, file #11169 --- Board Of Review 1/3 Total \$407.50	407.50	407.50
05/24/17	INV #FC 3957 Orig. Amount \$12.86. - Finance Charge --- Fin Chg \$12.86 --- Invoice #8011 for 407.50 on 02/17/17	12.86	420.36
06/05/17	INV #FC 4003 Orig. Amount \$1.61. - Finance Charge --- Fin Chg \$1.61 --- Invoice #8011 for 407.50 on 02/17/17	1.61	421.97

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$0.00	\$14.47	\$0.00	\$0.00	\$407.50	\$421.97



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Ms. Grace Grygo Unpaid Statements  
A/R Aging QuickScan  
As of June 5, 2017

06/05/17

Type	Date	Num	Name	Terms	Due Date	Class	Aging	Open Balance
<b>Grygo, Grace</b>								
<b>013 ASS for 307 S. Hatlen</b>								
Invoice	08/28/13	FC 664	Grygo, Grace:013 ASS for 307 S. Hatlen		08/28/13		1377	5.76
Credit Memo	09/13/13	4549	Grygo, Grace:013 ASS for 307 S. Hatlen		09/13/13		1361	-5.76
<b>Total 013 ASS for 307 S. Hatlen</b>								0.00
<b>016 BOR for 307 S. Hatlen Ave.</b>								
Invoice	02/17/17	8011	Grygo, Grace:016 BOR for 307 S. Hatle...	Net 60	04/18/17	Residential...	108	407.50
Invoice	05/24/17	FC 3957	Grygo, Grace:016 BOR for 307 S. Hatle...		05/24/17		12	12.86
Invoice	06/05/17	FC 4003	Grygo, Grace:016 BOR for 307 S. Hatle...		06/05/17			1.61
<b>Total 016 BOR for 307 S. Hatlen Ave.</b>								421.97
<b>Total Grygo, Grace</b>								421.97
<b>TOTAL</b>								421.97

Property of Cook County Clerk's Office