


UNOFFICIAL COPY

NOTICE OF CLAIM OF LIEN IN REAL ESTATE

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 **\$273.99** plus interest, pursuant to the Contingent Fee Agreement, in the following described real property located in the County of Cook State of Illinois:


1716622044
Doc# 1716622044 Fee \$56.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 06/15/2017 01:29 PM PG: 1 OF 10

VOL: 62 PINS: 22-31-106-002-0000

ADDRESS: 13066 Sunrise, Lemont, IL.

PIN: (22-31-106-002-0000)

LEGAL: (SEE ATTACHED LEGAL DESCRIPTION)

Date: June 14, 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.

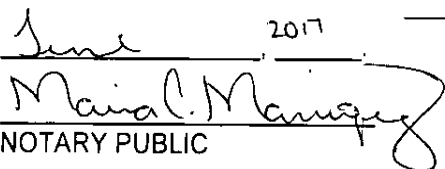
BY: 
SCOTT M. SHUDNOW

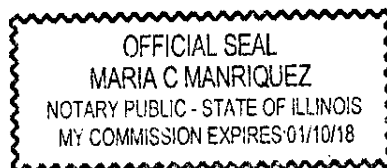
TITLE: Attorney at Law

Subscribed and Sworn to

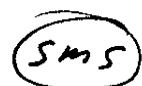
before me this 14 day of

June 2017


NOTARY PUBLIC



(See 4 Exhibits Attached)





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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 22311060020000

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

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.

22	31	106	002	62	19006
AREA	SUB-AREA	BLOCK	PARCEL	UNIT	WARRANT CODE

OFFICE OF THE CLERK OF COOK COUNTY, ILLINOIS
PERMANENT REAL ESTATE INDEX NUMBER AND LEGAL DESCRIPTION

VOLUME
62

AREA SUB-AREA BLOCK PARCEL UNIT TAX CODE
22- 31- 106- 002 19006

COUNTY CLKS DIV
FINAL SUBDN PLAT ROLLING MEADOWS OF LEMONT SUB
A RESUB OF PRT OF

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
31	37	11			16	
				68		

1999 DIVISION

Block 101 Parcel 006

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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) 641-0205

FAX (312) 641-0214

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

AUTHORIZATION FORM AND FEE AGREEMENT

TO: SHUDNOW & SHUDNOW, LTD.

Re: 13066 Sunrise Dr., Lemont, IL - P.I.N. 22-31-106-002-0000 - File #14135 (Lemont)

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 2015. It is expressly understood and agreed that this authorization includes the tax years 2015 and 2016.

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 2015 and 2016 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 2015 also benefits the undersigned for the year 2016, 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 year 2016. 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 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.

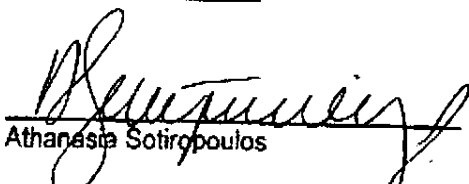
Client hereby grants Attorney authority and discretion to determine whether any such appeal should be prosecuted and to act as Client's Attorney-in-Fact in connection with any such appeal, including the power to sign on behalf of client any document required to prosecute any such property tax appeal.

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: 4/17/15


Athanasia Sotiropoulos

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

November 20, 2015

Ms. Athanasia Sotiropoulos
 13066 Sunrise Drive
 Lemont, IL 60439

Re: Procuring of assessed valuation reduction
 for the year 2015 before the Board of Review of
 Cook County for property located at
 13066 Sunrise Drive, Lemont, IL
 P.I.N. 22-31-106-002, file #14135

Dear Ms. Sotiropoulos,

For the year 2015, 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 \$36,150.

As a result of our efforts, a reduction has been achieved. Your revised assessed valuation is now \$34,735 instead of \$36,150, which represents a reduction in assessed valuation of \$1,415, see Reduction Notice issued by the Board of Review of Cook County attached hereto.

The amount of savings for the year 2015 based upon the 2014 tax rate and equalization factor is computed as follows:

Tax Rate 0.08877 per \$100	Assessed Valuation	Equalization Valuation	Tax
		Ass. Val. X 2.7253	
2015	\$36,150	\$98,520	\$8,745.58
Adjusted:	34,735	94,663	8,403.26
Projected Savings: 2015			\$342.32
Total Projected Savings: 2015, 2016			\$684.65

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SHUDNOW

2

Ms. Athanasia Sotiropoulos

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.

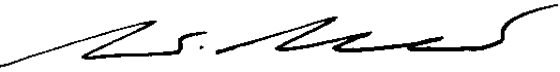
We were happy that such favorable results were forthcoming.

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:eg

Property of Cook County Clerk's Office



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COOK COUNTY BOARD OF REVIEW

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

COMMISSIONER

DAN PATLAK
 CHAIRMAN

LARRY R. ROGERS JR.
 COMMISSIONER

11/07/2015

CLASS: 02-78

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.

2015 ASSESSED VALUATIONS

PROPERTY NUMBER	BOARD COMPLAINT	ASSESSOR ORIGINAL	BOARD OF REVIEW FINAL	CHANGE
22-31-106-002-0000	1910409-001	36,150	34,735	1,415-

This reduced final Board 2015 valuation will be equalized by the Illinois Department of Revenue, as provided by law.

If you are dissatisfied with your 2015 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 2016 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

UNOFFICIAL COPYTELEPHONE
(312) 641-6205

LAW OFFICES

SHUDNOW & SHUDNOW, LTD.

77 WEST WASHINGTON STREET - SUITE 1620

CHICAGO, ILLINOIS 60602

November 20, 2015

Ms. Athanasia Sotiropoulos
13066 Sunrise Drive
Lemont, IL 60439**INVOICE****FOR PROFESSIONAL SERVICES RENDERED:**

Re: Procuring of assessed valuation reduction
for the year 2015 before the Board of Review of
Cook County for property located at
13066 Sunrise Drive, Lemont, IL
P.I.N. 22-31-106-002, file #14135

ASSESSED VALUATION:	\$36,150	
ADJUSTED: BOR	<u>34,735</u>	
REDUCTION, 2015:	\$1,415	
Reduction of \$1,415 times 2014 Equalization Factor of 2.7253 equals \$3,856 Equalization Valuation times the 2014 tax rate of \$8.877 per \$100 equals 2015 estimated savings in tax of:	<u>\$342.32</u>	
Total Projected Savings: 2015, 2016	<u>\$684.65</u>	
LEGAL FEES DUE: 1/3 of the Total Savings of \$684.65, pursuant to Retainer Agreement		<u>\$228.22</u>

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



Statement

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

Bill To

Ms. Athanasia Sotiropoulos
13066 Sunrise Dr.
Lemont, IL 60439



SHUDNOW & SHUDNOW, LTD.

Attorneys At Law

Date	Amount Due	Enclosed
06/15/17	\$273.99	

Date	Description	Amount	Balance
11/20/15	015 BOR for 13066 Sunrise Drive- INV #4246 Orig. Amount \$228.22. - 015 ASS for 13066 Sunrise Drive Lemont, IL P.I.N. 22-31-106-002, file #14135 --- Assessor One Year 1/3 \$228.22 --- --- TAKE FIVE DOLLARS OFF IF YOU USE THE LINK BELOW.	228.22	228.22
02/22/16	INV #FC 3317 Orig. Amount \$7.05. - Finance Charge --- Fin Chg \$7.05 --- Invoice #4246 for 228.22 on 11/20/15	7.05	235.27
04/11/16	INV #FC 3471 Orig. Amount \$3.68. - Finance Charge --- Fin Chg \$3.68 --- Invoice #4246 for 228.22 on 11/20/15	3.68	238.95
07/01/16	INV #FC 3614 Orig. Amount \$6.37. - Finance Charge --- Fin Chg \$6.37 --- Invoice #4246 for 228.22 on 11/20/15 --- Invoice #FC 3317 for 7.05 on 02/22/16 --- Invoice #FC 3471 for 3.68 on 04/11/16	6.37	245.32
09/20/16	INV #FC 3738 Orig. Amount \$6.54. - Finance Charge --- Fin Chg \$6.54 --- Invoice #4246 for 228.22 on 11/20/15	6.54	251.86

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	\$22.13	\$0.00	\$0.00	\$251.86	\$273.99

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Statement

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

Bill To

Ms. Athanasia Sotiropoulos
 13066 Sunrise Dr.
 Lemont, IL 60439



SHUDNOW & SHUDNOW, LTD.

Attorneys At Law

Date	Amount Due	Enclosed
06/15/17	\$273.99	

Date	Description	Amount	Balance
06/01/17	--- Invoice #FC 3317 for 7.05 on 02/22/16 --- Invoice #FC 3471 for 3.68 on 04/11/16 --- Invoice #FC 3614 for 6.37 on 07/01/16 INV #FC 3988 Orig. Amount \$21.04. - Finance Charge --- Fin Chg \$21.04	21.04	272.90
06/14/17	--- Invoice #4246 for 228.22 on 11/20/15 --- Invoice #FC 3317 for 7.05 on 02/22/16 --- Invoice #FC 3471 for 3.68 on 04/11/16 --- Invoice #FC 3614 for 6.37 on 07/01/16 --- Invoice #FC 3738 for 6.54 on 09/20/16 INV #FC 4012 Orig. Amount \$1.09. - Finance Charge --- Fin Chg \$1.09 --- Invoice #4246 for 228.22 on 11/20/15 --- Invoice #FC 3317 for 7.05 on 02/22/16 --- Invoice #FC 3471 for 3.68 on 04/11/16 --- Invoice #FC 3614 for 6.37 on 07/01/16 --- Invoice #FC 3738 for 6.54 on 09/20/16	1.09	273.99

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	\$22.13	\$0.00	\$0.00	\$251.86	\$273.99

06/14/17

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Sudnow & Sudnow, Ltd.
 M. Athanasia Sotiropoulos, Unpaid Invoices
 As of June 14, 2017

Type	Date	Num	Name	Terms	Due Date	Class	Aging	Open Balance
Sotiropoulos, Athanasia								
015 BOR for 13066 Sunrise Drive								
Invoice	11/20/15	4246	Sotiropoulos, Athanasia:015 BOR for 13066 Sunrise...	Net 60	01/19/16	Residen...	572	228.22
Invoice	02/22/16	FC 3317	Sotiropoulos, Athanasia:015 BOR for 13066 Sunrise...		02/22/16		478	7.05
Invoice	04/11/16	FC 3471	Sotiropoulos, Athanasia:015 BOR for 13066 Sunrise...		04/11/16		429	3.68
Invoice	07/01/16	FC 3614	Sotiropoulos, Athanasia:015 BOR for 13066 Sunrise...		07/01/16		348	6.37
Invoice	09/20/16	FC 3738	Sotiropoulos, Athanasia:015 BOR for 13066 Sunrise...		09/20/16		267	6.54
Invoice	06/01/17	FC 3988	Sotiropoulos, Athanasia:015 BOR for 13066 Sunrise...		06/01/17		13	21.04
Invoice	06/14/17	FC 4012	Sotiropoulos, Athanasia:015 BOR for 13066 Sunrise...		06/14/17			1.09
Total 015 BOR for 13066 Sunrise Drive								273.99
Total Sotiropoulos, Athanasia								273.99
TOTAL								273.99

Property of Cook County Clerk's Office