

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
\$4,550.94 plus interest and costs, pursuant
to the Contingent Fee Agreement, in the
following described real property located
in the County of Cook
State of Illinois.



Doc# 1804545075 Fee \$70.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/14/2018 03:30 PM PG: 1 OF 17

VOL: 62 PINS: 22-24-105-020-0000

ADDRESS: 3 Clear View., Lemont, IL.

LEGAL: (SEE ATTACHED LEGAL DESCRIPTION)

Date: February 14, 2018

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

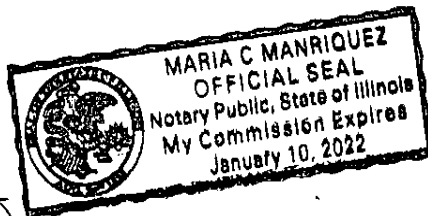
TITLE: Attorney at Law

Subscribed and Sworn to

before me this 14 day of

February 2018

NOTARY PUBLIC



(See 6 Exhibits Attached)

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Office of the Cook County Clerk

Map Department Legal Description Records

P.I.N. Number: 22241050200000

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	24	105	020	62	19002
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
TAX CODE
19002

AREA SUB-AREA BLOCK PARCEL UNIT
 22- 24- 105- 020

COUNTY CLERKS DIV
 EQUESTRIAN ESTATES UNIT# 15

1988 DIVISION

101 - 663

Block 102 Parcel 002

SEC.	TOWN	RANGE	LOT	SUB-LOT	LOT	BLOCK
24	37	11			223	

PRYOR 30613

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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: 3 Clear View, Lemont, IL - P.I.N. 22-24-105-020-0000 – File #16446 (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 2017. It is expressly understood and agreed that this authorization includes the tax years 2017, 2018 & 2019.

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 2017, 2018 & 2019 based upon the most recently 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 recently 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 recently 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 2017 also benefits the undersigned for the years 2018 and 2019, 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 2018 & 2019. 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: 5-2-17

SHUDNOW & SHUDNOW, LTD.

By: [Signature]
 Scott M. Shudnow

[Signature]
 Casey Zagraniczny

UNOFFICIAL COPY

LAW OFFICES
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 77 WEST WASHINGTON STREET - SUITE 1620
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 scott@shudnow.com
 paul@shudnow.com

AUTHORIZATION FORM AND FEE AGREEMENT

TO: SHUDNOW & SHUDNOW, LTD.
 Re: 3122 Sussex Ave., Markham, IL - P.I.N. 28-24-103-036-0000 - File #17104 (Bremen)

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 2017. It is expressly understood and agreed that this authorization includes the tax years 2017, 2018 & 2019.

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 2017, 2018 & 2019 based upon the most recently 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 recently 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 recently 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 2017 also benefits the undersigned for the years 2018 and 2019, 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 2018 & 2019. 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 4/15/17


 Casey Zagraniczny

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
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 FAX (312) 641-6214

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

December 11, 2017

Mr. Casey Zagraniczny
 3 Clear View
 Lemont, IL 60439

Re: Procuring of assessed valuation reduction
 for the year 2017 before the Board of Review of
 Cook County for property located at
 3 Clear View, Lemont, IL
 P.I.N. 22-24-105-020-0000, file #16446

Dear Mr. Zagraniczny,

For the year 2017, a complaint was filed on your behalf before the Assessor of Cook County in an attempt to reduce the Assessor's assessed valuation of \$92,009, which as you know was reduced to \$81,600, see our letter to you dated July 21, 2017.

We then filed, a complaint before the Board of Review and as a result a reduction has again been achieved. Your revised assessed valuation is now \$73,868 instead of the Assessor's adjusted figure of \$81,600 which represents an additional reduction in assessed valuation of \$7,732. See BOR Reduction Notice Attached.

The amount of additional savings for the year 2017 based upon the 2016 tax rate and equalization factor is computed as follows:

Tax Rate 0.07845 per \$100	Assessed Valuation	Equalization	Tax
		Valuation Ass. Val. X 2.8032	
Adjusted Assessor	\$81,600	\$228,741	\$17,944.74
Adjusted BOR:	73,868	207,067	16,244.39
Projected Savings: 2017			\$1,700.35
Total Projected Savings: 2017, 2018 & 2019			\$5,101.06

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Mr. Casey Zagraniczny

The total savings from the Assessor and Board is computed as follows:

Tax Rate 0.07845 per \$100	Assessed Valuation	Equalization Valuation Ass. Val. X 2.8032	Tax
Original Ass Val	\$92,009	\$257,920	\$20,233.79
Finalized Ass Val	73,868	207,067	<u>16,244.39</u>
Projected Savings: 2017			\$3,989.41
Total Projected Savings: 2017, 2018 & 2019			\$11,968.22

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

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
COMMISSIONER

DAN PATLAK
COMMISSIONER

LARRY R. ROGERS JR.
CHAIRMAN

12/02/2017

CLASS: 02-09
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.

2017 ASSESSED VALUATIONS

PROPERTY NUMBER	BOARD COMPLAINT	ASSESSOR ORIGINAL	BOARD OF REVIEW FINAL	CHANGE
22-24-105-020-0000	1910536-001	81,600	73,868	7,732-

This reduced final Board 2017 valuation will be equalized by the Illinois Department of Revenue, as provided by law.

If you are dissatisfied with your 2017 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 2018 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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December 11, 2017

Mr. Casey Zagraniczny
 3 Clear View
 Lemont, IL 60439

INVOICE**FOR PROFESSIONAL SERVICES RENDERED:**

Re: Procuring of assessed valuation reduction
 for the year 2017 before the Board of Review of
 Cook County for property located at
 3 Clear View, Lemont, IL
 P.I.N. 22-24-105-020-0000, file #16446

ADJUSTED: ASSESSOR	\$81,600
ADJUSTED: BOR	<u>73,868</u>
REDUCTION, 2017:	<u><u>\$7,732</u></u>
Reduction of \$7,732 times 2016 Equalization Factor of 2.8032 equals \$21,674 Equalization Valuation times the 2016 tax rate of \$7.845 per \$100 equals 2017 estimated savings in tax of:	<u>\$1,700.35</u>
Total Projected Savings: 2017, 2018 & 2019	<u>\$5,101.06</u>
LEGAL FEES DUE: 1/3 of the Total Savings of \$5,101.06, pursuant to Retainer Agreement	<u><u>\$1,700.35</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.**

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

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July 10, 2017

Mr. Casey Zagraniczny
 3 Clear View
 Lemont, IL 60439

Re: Procuring of assessed valuation reduction
 for the year 2017 before the Assessor of
 Cook County for property located at
 3132 Sussex Ave., Markham, IL
 P.I.N. 28-24-103-036-0000, file #17104

Dear Mr. Zagraniczny,

For the year 2017, a complaint was filed on your behalf before the Assessor of Cook
 Cook County with a brief in support thereof in an attempt to reduce the Assessor's
 assessed valuation of \$8,608.

As a result of our efforts, a reduction has been achieved. Your revised assessed
 valuation is now \$8,105 instead of \$8,608 which represents a reduction in assessed
 valuation of \$503, see Notice of Reduction in Assessed Valuation issued by the Assessor
 of Cook County attached hereto.

The amount of savings for the year 2017 based upon the 2016 tax rate and
 equalization factor is computed as follows:

Tax Rate 0.2439 per \$100	Assessed Valuation	Equalization Valuation	Tax
		Ass. Val. X 2.8032	
2017	\$8,608	\$24,130	\$5,885.29
Adjusted:	8,105	22,720	5,541.39
Projected Savings: 2017			\$343.90
Total Projected Savings: 2017, 2018 & 2019:			\$1,031.70

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2

Mr. Casey Zagraniczny

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

Please be advised that an appeal will be filed before the Board of Review.

We will keep you advised as matters progress.

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



COOK COUNTY ASSESSOR'S OFFICE

118 NORTH CLARK STREET CHICAGO, IL 60602

PHONE: 312.603.5300 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

06/29/17

SCOTT SHUDNOW
SHUDNOW & SHUDNOW
77 W WASHINGTON
CHICAGO IL 60602

2017 Assessment Appeal
Township: BREMEN
Appeal Number: 0045395
Property Index Number(s):
28-24-103-036-0000

I am pleased to inform you that our appeals department has reviewed your appeal and determined that the assessed valuation of your property should be reduced. Your new assessed value is indicated below. This is the result of:

The result of a market analysis of your property as well as an analysis of comparable properties.

This reduction will be reflected on the second installment of your 2017 real estate tax bill payable in 2018.

Your appeal result and any additional assessment information may also be found on our website at www.cookcountyassessor.com.

You may file a written request for a re-review of this decision. Please consult our website for the re-review deadline in your township. Given the high volume of appeals and the expedited nature of the assessment process, attorneys and representatives of taxpayers are admonished to file such petitions immediately according to the established procedures of this office.

Homeowners and taxpayers representing themselves are encouraged to file their written requests immediately upon receipt of this letter. For further information on the re-review process, you may call our Taxpayer Services Department at (312)443-7550. For your convenience, you may send your written request for re-review by facsimile transmission to (312)603-5367, or you may deliver it to our office. You may also mail your request. However, we cannot guarantee that it will be received here before the deadline.

You also have the right to appeal your assessment further by filing with the Cook County Board of Review. The Board of Review is located in the County Building, 118 N. Clark Street, Room 601, Chicago, IL 60602. For appeal dates and additional information, contact the Board of Review at (312)603-5542.

Thank you for your participation in the assessment process.

Sincerely,

Joseph Berrios
Cook County Assessor

ORIGINAL CLASS	PROPERTY INDEX NUMBER	2016 PRIOR ASSESSED VALUE	PROPOSED 2017 ASSESSED VALUE	2017 CURRENT AV
203	28-24-103-036-0000	8,063	8,608	8,105

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 paul@shudnow.com

July 10, 2017

Mr. Casey Zagraniczny
 3 Clear View
 Lemont, IL 60439

INVOICE

FOR PROFESSIONAL SERVICES RENDERED:

Re: Procuring of assessed valuation reduction
 for the year 2017 before the Assessor of
 Cook County for property located at
 3132 Sussex Ave., Markham, IL
 P.I.N. 28-24-103-036-0000, file #17104

ORIGINAL ASSESSED VALUATION:	\$8,603	
ADJUSTED: ASSESSOR	<u>8,105</u>	
REDUCTION, 2017:	\$503	
Reduction of \$503 times 2016 Equalization Factor of 2.8032 equals \$1,410 Equalization Valuation times the 2016 tax rate of \$24.390 per \$100 equals 2017 estimated savings in tax of:	\$343.90	
Total Projected Savings: 2017, 2018 & 2019:	\$1,031.70	
LEGAL FEES DUE: 1/3 of the Total Savings of \$1,031.70, pursuant to Retainer Agreement	<u>\$343.90</u>	

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

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 CHICAGO, ILLINOIS 60602

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July 21, 2017

Casey Zagraniczny
 3 Clear View
 Lemont, IL 60439

Re: Procuring of assessed valuation reduction
 for the year 2017 before the Assessor of
 Cook County for property located at
 3 Clear View, Lemont, IL
 P.I.N. 22-24-105-020-0000, file #16446

Dear Mr. Zagraniczny,

For the year 2017, a complaint was filed on your behalf before the Assessor of Cook
 Cook County with a brief in support thereof in an attempt to reduce the Assessor's
 assessed valuation of \$92,009.

As a result of our efforts, a reduction has been achieved. Your revised assessed
 valuation is now \$81,600 instead of \$92,009 which represents a reduction in assessed
 valuation of \$10,409, see Notice of Reduction in Assessed Valuation issued by the Assessor
 of Cook County attached hereto.

The amount of savings for the year 2017 based upon the 2016 tax rate and
 equalization factor is computed as follows:

Tax Rate		Equalization	
0.07845	Assessed	Valuation	
per \$100	Valuation	Ass. Val. X	Tax
		2.8032	
2017	\$92,009	\$257,920	\$20,233.79
Adjusted:	81,600	228,741	<u>17,944.74</u>
Projected Savings: 2017			\$2,289.05
Total Projected Savings: 2017, 2018 & 2019:			\$6,867.16

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SHUDNOW

2

Casey Zagraniczny

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

Please be advised that an appeal will be filed before the Board of Review.

We will keep you advised as matters progress.

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



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COOK COUNTY ASSESSOR'S OFFICE

118 NORTH CLARK STREET CHICAGO, IL 60602

PHONE: 312.603.5300 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

07/18/17

SCOTT SHUDNOW
SHUDNOW & SHUDNOW
77 W WASHINGTON
CHICAGO IL 60602

2017 Assessment Appeal
Township: LEMONT
Appeal Number: 0054785
Property Index Number(s):
22-24-105-020-0000

I am pleased to inform you that our appeals department has reviewed your appeal and determined that the assessed valuation of your property should be reduced. Your new assessed value is indicated below. This is the result of:

This result is based on consideration of submitted appraisal and also an analysis of comparable properties.

This reduction will be reflected on the second installment of your 2017 real estate tax bill payable in 2018.

Your appeal result and any additional assessment information may also be found on our website at www.cookcountyassessor.com.

You may file a written request for a re-review of this decision. Please consult our website for the re-review deadline in your township. Given the high volume of appeals and the expedited nature of the assessment process, attorneys and representatives of taxpayers are admonished to file such petitions immediately according to the established procedures of this office.

Homeowners and taxpayers representing themselves are encouraged to file their written requests immediately upon receipt of this letter. For further information on the re-review process, you may call our Taxpayer Services Department at (312)443-7550. For your convenience, you may send your written request for re-review by facsimile transmission to (312)603-5367, or you may deliver it to our office. You may also mail your request. However, we cannot guarantee that it will be received here before the deadline.

You also have the right to appeal your assessment further by filing with the Cook County Board of Review. The Board of Review is located in the County Building, 118 N. Clark Street, Room 601, Chicago, IL 60602. For appeal dates and additional information, contact the Board of Review at (312)603-5542.

Thank you for your participation in the assessment process.

Sincerely,

Joseph Berrios
Cook County Assessor

ORIGINAL CLASS	PROPERTY INDEX NUMBER	2016 PRIOR ASSESSED VALUE	PROPOSED 2017 ASSESSED VALUE	2017 CURRENT AV
209	22-24-105-020-0000	67,453	92,009	81,600

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 paul@shudnow.com

July 21, 2017

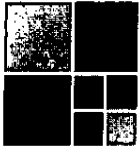
Casey Zagraniczny
 3 Clear View
 Lemont, IL 60439

INVOICE**FOR PROFESSIONAL SERVICES RENDERED:**

Re: Procuring of assessed valuation reduction
 for the year 2017 before the Assessor of
 Cook County for property located at
 3 Clear View, Lemont, IL
 P.I.N. 22-24-105-020-0000, file #16446

ORIGINAL ASSESSED VALUATION:	\$92,009	
ADJUSTED: ASSESSOR	<u>81,600</u>	
REDUCTION, 2017:	\$10,409	
Reduction of \$10,409 times 2016 Equalization Factor of 2.8032 equals \$29,179 Equalization Valuation times the 2016 tax rate of \$7.845 per \$100 equals 2017 estimated savings in tax of:		\$2,289.05
Total Projected Savings: 2017, 2018 & 2019:		\$6,867.16
LEGAL FEES DUE: 1/3 of the Total Savings of \$6,867.16, pursuant to Retainer Agreement		<u>\$2,289.05</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

UNOFFICIAL COPY

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

Bill To

Casey Zagraniczny
3 Clear View
Lemont, IL 60439



SHUDNOW & SHUDNOW, LTD.

Attorneys At Law

Date	Amount Due	Enclosed
02/14/18	\$4,550.94	

Date	Description	Amount	Balance
07/21/17	017 ASS for 3 Clear View- INV #9176 Orig. Amount \$2,289.05. - 017 ASS for 3 Clear View, Lemont, IL P.I.N. 22-24-105-020, file #16446	2,289.05	2,289.05
01/17/18	INV #FC 4307 Orig. Amount \$135.46. - Finance Charge	135.46	2,424.51
02/14/18	INV #FC 4351 Orig. Amount \$21.07. - Finance Charge	21.07	2,445.58
07/10/17	017 ASS for 3132 Sussex Ave.- INV #9100 Orig. Amount \$343.90. - 017 ASS for 3132 Sussex Ave., Markham, IL P.I.N. 28-24-103-036, file #17104	343.90	2,789.48
01/17/18	INV #FC 4308 Orig. Amount \$21.60. - Finance Charge	21.60	2,811.08
02/14/18	INV #FC 4352 Orig. Amount \$3.17. - Finance Charge	3.17	2,814.25
12/11/17	017 BOR for 3 Clear View- INV #9768 Orig. Amount \$1,700.35. - 017 BOR for 3 Clear View, Lemont, IL P.I.N. 22-24-105-020, file #16446	1,700.35	4,514.60
02/14/18	INV #FC 4353 Orig. Amount \$36.34. - Finance Charge	36.34	4,550.94

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$60.58	\$157.06	\$0.00	\$1,700.35	\$2,632.95	\$4,550.94