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NOTICE OF CLAIM OF LIEN IN REAL ESTATE



Doc# 2225057057 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/07/2022 04:07 PM PG: 1 OF 11

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 **\$25,155.58** 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:

VOL: 001 PTNS 01-34-404-030-0000

ADDRESS: 16 Star Lane,
Barrington, IL 60010-7138

LEGAL DESCRIPTION:

LOT 10 IN MAGNOLIA POINTE OF SOUTH BARRINGTON RESUBDIVISION BEING A RESUBDIVISION OF LOTS 9, 10, 11 AND OUTLOT P TOGETHER WITH VACATED STREET LYING WITHIN SAID SUBDIVISION IN MAGNOLIA POINTE OF SOUTH BARRINGTON SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1995 AS DOCUMENT 95369740.

Date: September 7, 2022

This instrument prepared by / mail to:
SHUDNOW & SHUDNOW, LTD.
77 WEST WASHINGTON STREET
SUITE 1620
CHICAGO, IL 60602
312-641-6205

SHUDNOW & SHUDNOW, LTD.

BY: 
SCOTT M. SHUDNOW

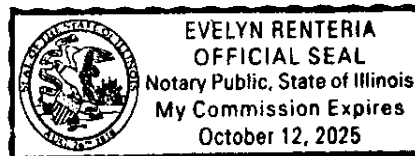
TITLE: Attorney at Law

Subscribed and Sworn to

before me this 7th day of

September, 2022.


NOTARY PUBLIC



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

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

(312) 641-6208
 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: 16 Star Lane, Barrington, IL - P.I.N. 01-34-404-030-0000 - File #13026 (Barrington)

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 2022. It is expressly understood and agreed that this authorization includes the tax years 2022, 2023 and 2024.

If a reduction in assessed valuation is secured for said year before the Cook County Assessor's Office 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 2022, 2023 and 2024 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 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 2022 also benefits the undersigned for the years 2023 and 2024, 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 2023 & 2024. In the event a PTAB or Certificate of Error 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 and/or extinguish any outstanding fees.

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 and a half percent (1.5%) 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 subject real estate, or any replacement real estate, or any real estate owned or held by any LLC or Corporation for which the undersigned is a member or officer, or any real estate owned or held in a trust or land trust for which the undersigned is a beneficiary, 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: 3-30-22
 By: [Signature]
 Kathy Machnicki

SHUDNOW & SHUDNOW, LTD.

By: [Signature]
 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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 ronald@shudnow.com
 scott@shudnow.com
 paul@shudnow.com

AUTHORIZATION FORM AND FEE AGREEMENT

TO: SHUDNOW & SHUDNOW, LTD.
 Re: **857 N. Western Ave., Chicago, IL: P.I.N. 17-06-324-001-0000 – File #13317 (West Chicago)**

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 2021. It is expressly understood and agreed that this authorization includes the tax years 2021, 2022 & 2023.

If a reduction in assessed valuation is secured for said year before the Cook County Assessor's Office and/or the Board of Review, the undersigned agrees to pay as and for compensation for services rendered Twenty Percent (20%) of the total savings for the years 2021, 2022 & 2023, 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 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 2021 also benefits the undersigned for the years 2022 and 2023, 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 2022 & 2023. In the event a PTAB or Certificate of Error 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 and/or to extinguish any outstanding fees.

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.

If the Trust listed below should default in performance of its obligations under this agreement, the authorized beneficiary, whose signature appears below, personally guarantees the contractual obligations.

In the event legal fees are not paid within sixty days of the billing date the undersigned agrees to pay as and for interest 1.5% 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 subject real estate, or any replacement 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: 3/12/21

COMMUNITY SAVINGS BANK, AS TRUSTEE
 ON BEHALF OF TRUST NO.
 LT-1316 DATED DECEMBER 15, 1998

By: 
 Kathy Machnicki, Beneficiary

SHUDNOW & SHUDNOW, LTD.

By: 
 Scott M. Shudnow

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LAW OFFICES
SHUDNOW & SHUDNOW, LTD.
 77 WEST WASHINGTON STREET - SUITE 1620
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 scott@shudnow.com
 paul@shudnow.com

April 1, 2022

Ms. Kathy Machnicki, Beneficiary
 4251 New England
 Harwood Heights, IL 60706

Re: Procuring of assessed valuation reduction
 for the year 2021 before the Assessor of
 Cook County for property located at
 857 N. Western Ave., Chicago, IL
 P.I.N. 17-06-324-001-0005 File #13317

Dear Ms. Machnicki,

For the year 2021, 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 \$325,350.

As a result of our efforts, a reduction has been achieved. Your revised assessed
 valuation is now \$175,680 instead of \$325,350 which represents a reduction in assessed
 valuation of \$149,670, see Notice of Reduction in Assessed Valuation issued by the Assessor
 of Cook County attached hereto.

The amount of savings for the year 2021 based upon the 2020 tax rate and
 equalization factor is computed as follows:

Tax Rate	Assessed Valuation	Equalization	Tax
		Valuation Ass. Val. X 3.2234	
0.06911 per \$100			
2021	\$325,350	\$1,048,733	\$72,477.95
Adjusted:	175,680	566,287	39,136.09
Projected Savings: 2021			\$33,341.86
Total Projected Savings: 2021, 2022 & 2023:			\$100,025.59

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SHUDNOW

2

Ms. Kathy Machnicki, Bene

Please be sure to forward any notices that you may 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:ad

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) 443-7550 - www.cookcountyassessor.com

<u>Property Index Number (PIN)</u>	<u>Class</u>	<u>2020 Prior Assessed Value</u>	<u>2021 Proposed Assessed Value</u>	<u>2021 Current Assessed Value</u>
17063240010000	592	137.940	325.350	175.680

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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

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 PAUL A. TATARA

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

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 ronald@shudnow.com
 scott@shudnow.com
 paul@shudnow.com

April 1, 2022

Ms. Kathy Machnicki, Beneficiary
 4251 New England
 Harwood Heights, IL 60706

INVOICE

FOR PROFESSIONAL SERVICES RENDERED:

Re: Procuring of assessed valuation reduction
 for the year 2021 before the Assessor of
 Cook County for property located at
 857 N. Western Ave., Chicago, IL
 P.I.N. 17-06-324-001-0000 File #13317

ORIGINAL ASSESSED VALUATION:	\$325,350
ADJUSTED: ASSESSOR	<u>175,680</u>
REDUCTION, 2021:	\$149,670

Reduction of \$149,670 times 2020 Equalization Factor
 of 3.2234 equals \$482,446 Equalization Valuation
 times the 2020 tax rate of \$6.911 per \$100 equals
 2021 estimated savings in tax of:

\$33,341.86

Total Projected Savings: 2021, 2022 & 2023:

\$100,025.59

LEGAL FEES DUE: 20% of the Total Savings of \$100,025.59,
 pursuant to Retainer Agreement

\$20,005.12

****PAYMENT IS DUE UPON RECEIPT****

If payment is not made in a timely manner,
 finance charges will begin accruing at 1.5% per month.

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August 5, 2022

Ms. Kathy Machnicki, Beneficiary
 4251 N. New England
 Harwood Heights, IL 60706

Re: Procuring of assessed valuation reduction
 for the year 2021 before the Board of Review of
 Cook County for property located at
 857 N. Western Ave., Chicago, IL
 P.I.N. 17-06-324-001-0000, file #13317

Dear Ms. Machnicki,

For the year 2021, a complaint was filed on your behalf before the Assessor of Cook County in an attempt to reduce the Assessor's assessed valuation of \$325,350, which as you know was reduced to \$175,679, see our letter to you dated April 1, 2022.

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 \$146,561 instead of the Assessor's adjusted figure of \$175,679 which represents an additional reduction in assessed valuation of \$29,118. See BOR Reduction Notice Attached.

The amount of additional savings for the year 2021 based upon the 2020 tax rate and equalization factor is computed as follows:

Tax Rate 0.06911 per \$100	Assessed Valuation	Equalization Valuation	Tax
		Ass. Val. X 3.2234	
Adjusted Assessor	\$175,679	\$566,284	\$39,135.87
Adjusted BOR:	146,561	472,425	32,649.27
Projected Savings: 2021			\$6,486.59
Total Projected Savings: 2021, 2022 & 2023			\$19,459.78

UNOFFICIAL COPY**SHUDNOW****2****Ms. Kathy Machnicki, Benefic**

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

Tax Rate 0.06911 per \$100	Assessed Valuation	Equalization	
		Ass. Val. X 3.2234	Tax
Original Ass Val	\$325,350	\$1,048,733	\$72,477.95
Finalized Ass Val	146,561	472,425	<u>32,649.27</u>
Projected Savings: 2021			\$39,828.68
Total Projected Savings: 2021, 2022 & 2023			\$119,486.03

Please be advised that this office will file an appeal with the Property Tax Appeal Board. 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:ad

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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

TAMMY WENDT
COMMISSIONER

MICHAEL M. CABONARGI
COMMISSIONER

LARRY R. ROGERS JR.
CHAIRMAN

07/25/2022

BOR COMPLAINT TYPE: A

As a result of the review of your complaint, after consideration of any evidence and facts pursuant to their powers and authority under the Illinois Property Tax Code, Tammy Wendt, Larry R. Rogers Jr. 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 they have directed the Assessor to reduce the assessed value of your property as shown below:

2021 Assessed Valuations				
Property Number	Board Complaint	Assessor Original	Board of Review Final	Change
17-06-324-001-0000	7723341-001	175,679	146,561	29,118

If you are dissatisfied with your 2021 real estate assessment, you have the following options:

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 62703-0002, 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 request a Re-Review with the Cook County Board of Review. Re-Review Dates are published on our website at www.cookcountyboardofreview.com in the "Dates and Deadline" section. A Re-Review is a courtesy, it is not mandatory, and the request for Re-Review may be denied.

--OR--

3. 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 2022 with any new evidence.

Sincerely,

LARRY R. ROGERS, JR.
COMMISSIONER

TAMMY WENDT
COMMISSIONER

MICHAEL M. CABONARGI
COMMISSIONER

SHUDNOW & SHUDNOW
SCOTT SHUDNOW
77 W WASHINGTON, S1620
CHICAGO IL 60602

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August 5, 2022

Ms. Kathy Machnicki, Beneficiary
 4251 N. New England
 Harwood Heights, IL 60706

INVOICE

FOR PROFESSIONAL SERVICES RENDERED:

Re: Procuring of assessed valuation reduction
 for the year 2021 before the Board of Review of
 Cook County for property located at
 857 N. Western Ave., Chicago, IL
 P.I.N. 17-06-324-001-0000, file #13317

ADJUSTED: ASSESSOR \$175,679

ADJUSTED: BOR 146,561

REDUCTION, 2021: \$29,118

Reduction of \$29,118 times 2020 Equalization Factor
 of 3.2234 equals \$93,859 Equalization Valuation
 times the 2020 tax rate of \$6.911 per \$100 equals
 2021 estimated savings in tax of:

\$6,486.59

Total Projected Savings: 2021, 2022 & 2023

\$19,459.78

LEGAL FEES DUE: 20% of the Total Savings of \$19,459.78,
 pursuant to Retainer Agreement

\$3,891.96

****PAYMENT IS DUE UPON RECEIPT****

If payment is not made in a timely manner,

finance charges will begin accruing at 1.5% per month.