

# UNOFFICIAL COPY

LIEN BY CONTRACTUAL  
AGREEMENT



Doc# 2401834019 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/18/2024 01:59 PM PG: 1 OF 11

The Claimant, **Verros Berkshire, P.C.**, of Cook County, State of Illinois, hereby files a claim for lien for attorney's fees and costs pursuant to written Fee Agreement, attached as Exhibit A, against **Neo Maya Real Estate & Development LLC** (hereinafter referred to as "Owner,") of Cook County, Illinois and states:

There remains unpaid and owing to the Claimant the amount of \$19,748.79 plus late charges of \$292.17 and collection fees of \$6,517.10 for a total of **\$26,558.06** consisting of unpaid attorney's fees. The principal balance continues to accrue late charges at the **rate of 18% per year**. The attached Fee Agreement allows for the filing of a lien against the subject real estate in the case of non-payment. Claimant claims a lien on the premises described below, to wit:

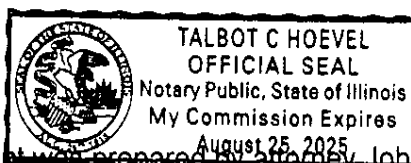
Property Index Numbers: 10-08-100-053-0000,  
10-17-429-036-0000,  
10-17-429-047-0000

Address: 410 Woodland Court Glenview, IL 60025  
5708 Dempster St Morton Grove IL, 60053

See Legal Descriptions Attached

  
\_\_\_\_\_  
John Hoevel, Attorney for  
Verros Berkshire P.C.

I, the undersigned, a Notary Public in and for Cook County, in the State of Illinois, DO HEREBY CERTIFY that John Hoevel personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth this 1/8/2024.



  
\_\_\_\_\_  
Talbot C. Hoevel  
Notary Public

This instrument was prepared by attorney John Hoevel, 3935 N. Western Avenue, Suite 1N, Chicago, IL 60618, 773-539-0937; [jhoevel@hoevellaw.com](mailto:jhoevel@hoevellaw.com)

Mail to Hoevel & Associates, P.C., 3935 N. Western Avenue, Suite 1N, Chicago, IL 60618

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Continued on Page 8  
Legal Medical Record

ED Pain	
07/17/18	11:30

Activity Type	Activity Date	Activity User	E-Sign	Co-Sign	Detail
Document	07/17/18 11:30	JBALO			

Protocol:

Freq:

ED Pain Assessment

Start: 07/17/18 09:27  
Status: Active

07/17/18 11:30

Neurological Assessment	07/17/18	10:10
Neurologic Within Defined Limits	Yes	
Neurological Symptoms	None	
Neurological Symptoms	None	
Vision Changes	None	
Hx Anticoagulant Therapy	No	
[GCS]		
-Eye Opening	Spontaneous	
-Motor Response	Obeys Commands	
-Verbal Response	Oriented	
-Coma scale total	15	
[Mental Status]		
-Level of Consciousness	Awake	
-Patient Orientation	Person Place Time	
-Patient Behavior	Cooperative	
-Able to Follow Directions	Yes	
[Strength and Movement]		
All Four Limbs	Normal for Patient	
-Strength		
-Movement Description	+5 - Full ROM, Full Strength	
[Sensation]		
ALL EXTREMITIES	Within Normal Limits	
-Sensation Description		

Activity Type	Activity Date	Activity User	E-Sign	Co-Sign	Detail
Document	07/17/18 10:10	JBALO			

Protocol:

Freq:

Start: 07/17/18 09:27  
Status: Active

ED Neurological Symptoms/Deficit Assmt

Fac: Swedish Covenant Hospital  
Loc: Emergency Department 11.3278 Bed:-  
Med Rec Num: M002058392  
22 F 09/13/1995  
VisIt: A00102991270

Thomas, Aiyanna

# UNOFFICIAL COPY

DocuSign Envelope ID: 8F056C7B-CE67-4704-8B8D-D79316E44704

Verros Berkshire, P.C.  
225 W. Randolph Street, Suite 2950  
Chicago, IL 60606

Property Address: 410 Woodland Court  
City: Glenview State: IL Zip: 60025  
PIN # (s): 10-08-100-053-0000

### RETENTION AGREEMENT

I, **Zach Joseph Of Nea Maya Real Estate & Development LLC**, being an owner, a lessee, or a duly authorized officer or agent of the above described real estate property, hereby retains and authorized Verros Berkshire, PC to represent and/or secure legal representation for the premises identified above and incorporated herein for Niles Township's Triennial years of **2019, 2020 & 2021** tax year at the office of the Cook County Assessor, the Cook County Board of Review and/or Property Tax Appeal Board in order to secure a fair and equitable valuation for real estate tax purposes. In the event of a reduction in the assessed valuation on any of these properties, The Undersigned agrees to pay based on one of the following:

1. If a three (3) year property tax reduction is secured, the fees due and owing will be an amount equal to 50% of the first year's tax savings only, per the above P.I.N. # (s)  

OR
2. If a two (2) year property tax reduction is secured, the fees due and owing will be an amount equal to 33% of the first year's tax savings only, per the above P.I.N. # (s).  

OR
3. If a one (1) year property tax reduction is secured, the fees due and owing will be an amount equal to 25% of that year's tax savings only, per the above P.I.N. # (s)
4. In the event of a retroactive reduction ("Certificate of Error, Duplicate and Overpayments, and/or P.T.A.B. reduction"); The Undersigned agrees to pay a fee equal to twenty-five percent (25%) of the reduction. If a refund check(s) is/are obtained through this process, the undersigned further agrees and authorized Verros Berkshire, PC, to endorse this/these check(s) in the aggregate amount and deposit the same into its account. Verros Berkshire, PC will then issue a check to the undersigned in the amount equal to the aggregate amount less and fees due and owing as a result of this effort or any other outstanding debts. In addition, the Undersigned further authorizes Verros Berkshire, PC to endorse/sign any documents required by the Cook County Treasury to obtain this/these refund check(s)

The tax savings, as used herein, would be determined by multiplying the amount of assessment reduction by the ascertainable equalized tax rate applicable to the subject property. The fees, unless otherwise indicated herein, are due upon notification from the County Assessor, Board of Review or Property Tax Appeal Board of the reduction by the last ascertainable equalized tax rate applicable to the subject property. The fees, unless otherwise indicated herein, are due upon notification from the County Assessor, Board of Review or Property Tax Appeal Board of the reduction in assessed valuation. All invoices are due upon receipt, but will not be considered delinquent until 30 days from the date the invoice was issued. The Undersigned agrees to pay Verros Berkshire, PC interest at the rate of 1.5% per month on the unpaid balance of any amounts past due under this contract. If The Undersigned is in default hereunder, and Verros Berkshire or its assignee refers this matter to an outside party for collection or suit, the Undersigned agrees to pay all costs of collection including reasonable attorneys' fees and court costs.

In the event that the client fails to pay attorney's fee within 90 days from the issuance of the invoice, client agrees that a memorandum detailing this agreement and respective default may be recorded against the subject property as security of payment and will act as a lien in the unpaid amount and interest as provided herein. \*

Subsequent sale of the premises does not relieve The Undersigned of the obligations contained herein. In the event of the sale of subject property prior to the end of the triennial period, all fee due hereunder shall immediately become due and payable, notwithstanding the above payment schedule.

In the event it is decided by both The Undersigned and Verros Berkshire that an appraisal is needed to contest the assessment, The Undersigned agrees to pay the cost of said appraisal.

The Undersigned acknowledges that this agreement is a contingency contract based only upon results secured at the Office of the Cook County Assessor, the Cook County Board of Review and/or the Illinois Property Tax Appeal Board.

The Undersigned acknowledges that Verros Berkshire has made no guarantees regarding its ability to secure any reduction in valuation for the subject property, and all expressions relative thereto are matters of opinion only.

Verros Berkshire, P.C.

By: *Gina Matthiesen*  
Gina Matthiesen / George Talhami  
Date: *[Signature]* 9/18/19

Owner/Lessee/Office/Agent of (Circle one)  
Nea Maya Real Estate & Development LLC

DocuSigned by:  
By: *Zach Joseph*  
Zach Joseph  
Date: 10/7/2019

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Continued on Page 5  
Legal Medical Record

07/17/18 09:32	Travel Screening	
	[Travel screening]	
	-Does patient report fever	No
	-Have you had any foreign travel in the past 21 days	No
	-Have you been in contact with sick person who travelled to a foreign country in past 21 days	No
	-Did you have close contact with a confirmed case of MERS or a person with respiratory illness in a healthcare facility in another country	No
	-Have you been in close contact with someone who has been told they have pneumonia or SARS within 10 days of the start of your symptoms	No
	Triage	
	[Arrival]	
	-Mode of Arrival	EMS
	-Information Source	EMS
	[Complaint]	
	-Complaint Information	Front seat passenger restrained no airbag deployment car in which she was riding struck another car to rear fender no intrusion minor damage pt ambulatory at scene c/o headache
	-Chief Complaint	MVA/MCA
	[Female History]	
	-Is Patient Pregnant	No
	-Last Menstrual Period Known	No
	ESI Algorithm	
	[ESI	
	Protocol: NED,ESI]	

Activity Type	Activity Date	Activity User	E-Sign	Co-Sign	Detail
Document	07/17/18 09:32	MM1			

Start: 07/17/18 09:27  
Status: Active

Protocol:

ED Triage Assessment  
Freq:

07/17/18 09:32

Thomas, Ayanna  
Fac: Swedish Covenant Hospital  
Loc: Emergency Department 11.3278 Bed:-  
Med Rec Num: M002058392  
22 F 09/13/1995  
Vst: A00102991270

# UNOFFICIAL COPY

DocuSign Envelope ID: 6081B157-9305-406E-999D-BF004D095984

Verros Berkshire, P.C.  
225 W. Randolph Street, Suite 2950  
Chicago, IL 60606

Property Address: 5708 Dempster Street  
City: Morton Grove State: IL Zip: 60053  
PIN # (s): 10-17-429-036-0000 10-17-429-047-0000

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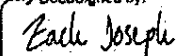
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Verros Berkshire, P.C.  
By:   
Gina Matthiesen / George Talhami

Owner/Lessee/Office/Agent of (Circle one)  
Nea Maya Real Estate & Development LLC  
By:   
Zach Joseph

Date: \_\_\_\_\_

Date: 10/7/2019

# UNOFFICIAL COPY

Thomas, Ayanna

Fac: Swedish Covenant Hospital

Loc:Emergency Department 11.3278 Bed:-

22 F 09/13/1995

Med Rec Num:M002058392

VisIt:A00102991270

Past Medical History	
[Medical History]	
-Past Medical History	No
[Surgical History]	
-Past Surgical History	No

ED Motor Vehicle Accident Assessment

Start: 07/17/18 09:27

Status: Active

Req:

Protocol:

Activity Type	Activity Date	Activity User	E-Sign	Co-Sign	Detail
Document	07/17/18 10:10	JBALO			

07/17/18 10:10	Motor Vehicle Accident	[Accident Details]	-MVA Complaint	Motor Vehicle Collision	Yes	-MVA Restrained	No	-MVA Airbag Deployment	No	-Loss of Consciousness	No	-Ambulatory at Scene	Yes	[Accident Description]	-MVA Seat in Vehicle	Passenger	-MVA Accident Description	Struck Other Vehicle	-MVA Primary Impact	Front of Vehicle
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Safety/Risk Screening

Start: 07/17/18 09:27

Status: Active

Req:

Protocol:

Activity Type	Activity Date	Activity User	E-Sign	Co-Sign	Detail
Document	07/17/18 10:10	JBALO			

07/17/18 10:10	Safety/Risk Screening	[Screening]	-Are you Able to Conduct Screening	Yes	[ ]	-Feels Safe at Home	Yes	[ ]	-Are You in a Relationship with Someone Who is Threatening, Controlling, or Scaring You?	No	-Are You Currently in a Relationship with Someone who Hits, Kicks, Punches, Chokes, or Otherwise Physically Hurts You	No	-Is There Anyone Who is Forcing You into Unwanted Sexual Activity	No
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Continued on Page 7  
Legal Medical Record

# UNOFFICIAL COPY

**Verros Berkshire, PC**  
 15660 Midwest Rd Ste 300  
 Oakbrook Terrace, IL 60181 US  
 +1 3129880204  
 tkornblith@verrosberkshire.com  
 VerrosBerkshire.com

## Statement

**TO**  
 Joseph, Zach  
 Mr. Zach Joseph  
 5708 Dempster Street  
 Morton Grove, IL 60053

**STATEMENT NO.** 4795  
**DATE** 12/05/2023  
**TOTAL DUE** \$19,748.79  
**ENCLOSED**

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
05/01/2019	Invoice #2019490G: Due 05/01/2019. --- 05/01/2019 5708 Dempster Street 2018 BOR Results Savings of \$38,952 @ 25%  PLEASE SEE THE ATTACHED DOCUMENT FOR INVOICE DETAILS = \$9,738.00	9,738.00	9,738.00
12/04/2019	Invoice #20191105G: Due 12/04/2019. --- 12/04/2019 410 Woodland Court 2019 BOR Results Savings of \$3,834.15 @ 50%  PLEASE SEE THE ATTACHED DOCUMENT FOR INVOICE DETAILS = \$1,917.08	1,917.08	1,917.08
04/21/2020	Invoice #2020314G: Due 04/21/2020. --- 04/21/2020 5708 Dempster Street 2019 BOR Results Savings of \$16,973.93 @ 33%  PLEASE SEE THE ATTACHED DOCUMENT FOR INVOICE DETAILS = \$5,601.40	5,601.40	5,601.40
04/21/2020	Invoice #2020315G: Due 04/21/2020.	1,798.11	1,798.11

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	0.00	0.00	0.00	19,748.79	<b>\$19,748.79</b>

# UNOFFICIAL COPY

Thomas, Aiyanna Fac: Swedish Covenant Hospital Loc: Emergency Department 11.3278 Bed:- Med Rec Num: M002058392 Vt: A00102991270 22 F 09/13/1995 Notes - Continued																															
<b>STADY GAIT AND BAL, ALERT, BREATHING EASY NOT IN DISTRESS</b> Initialized on 07/17/18 11:33 - END OF NOTE																															
RD # JB353151 Beat # 2492 07/17/18 10:06 Emergency Department Note by Meigides, Mary K Initialized on 07/17/18 10:06 - END OF NOTE																															
<b>ED Discharge</b>																															
ED Provider: Press, Steven Status: Discharged Time Seen by Provider: 07/17/18 11:18 Condition: Good Triage Ac: 07/17/18 10:10 Emergency Discharge Date/Time: 07/17/18 11:33 Emergency Discharge Disposition: Home, Self Or Foster Care Clinical Impression: MVC (motor vehicle collision) Emergency Discharge Comment: Closed head injury with concussion																															
Discharge Intervention Last Done 07/17/18 09:30 Vital Signs																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Query</td> <td style="width: 50%;">Result</td> </tr> <tr> <td>Temperature</td> <td>99.0 F</td> </tr> <tr> <td>Temperature Source</td> <td>Temporal Artery Scan</td> </tr> <tr> <td>Right Radial</td> <td></td> </tr> <tr> <td>-Pulse Rate</td> <td>87</td> </tr> <tr> <td>Respiratory Rate</td> <td>18</td> </tr> <tr> <td>Pulse Oximetry</td> <td>98</td> </tr> <tr> <td>Oxygen Delivery Method</td> <td>Room Air</td> </tr> <tr> <td>Behavior During Vital Signs Assessment</td> <td>Cooperative</td> </tr> <tr> <td>Disposable B/P Cuff Used</td> <td>Yes</td> </tr> <tr> <td>Right Arm</td> <td></td> </tr> <tr> <td>-Blood Pressure</td> <td>111/62</td> </tr> <tr> <td>-Blood Pressure Mean</td> <td>78</td> </tr> <tr> <td>-Blood Pressure Source</td> <td>Automatic Cuff</td> </tr> <tr> <td>-Blood Pressure Position</td> <td>Sitting</td> </tr> </table>		Query	Result	Temperature	99.0 F	Temperature Source	Temporal Artery Scan	Right Radial		-Pulse Rate	87	Respiratory Rate	18	Pulse Oximetry	98	Oxygen Delivery Method	Room Air	Behavior During Vital Signs Assessment	Cooperative	Disposable B/P Cuff Used	Yes	Right Arm		-Blood Pressure	111/62	-Blood Pressure Mean	78	-Blood Pressure Source	Automatic Cuff	-Blood Pressure Position	Sitting
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ED Discharge Assessment 07/17/18 11:33																															
Continued on Page 3 Legal Medical Record																															



# UNOFFICIAL COPY

DATE	DESCRIPTION	AMOUNT	OPEN AMOUNT
	--- 04/21/2020 2019 BOR = \$1,798.11		
05/13/2021	Invoice #2021287G: Due 06/12/2021.	694.20	694.20
	--- 05/13/2021 410 Woodland Court 2020 BOR Results Savings of \$2103.64 @ 33%		
	PLEASE SEE THE ATTACHED DOCUMENT FOR INVOICE DETAILS = \$694.20		

Property of Cook County Clerk's Office

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
0.00	0.00	0.00	0.00	19,748.79	<b>\$19,748.79</b>

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Order No.: 18009320RL

For APN/Parcel ID(s): 10-08-100-053-0000

LOT 2 IN W STANHAUS SUBDIVISION (E PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 23, 1984, AS DOCUMENT NUMBER 2141166.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

PIN: ~~10-08-10~~ (10-17-429-036-0000  
10-17-429-047-0000

LOTS 17, 18, 19 AND 20 (EXCEPT THE SOUTH 7 FEET THEREOF TAKEN OR USED FOR PUBLIC STREET) IN BLOCK 3, IN NORTH SIDE REALTY COMPANY'S ADDITION TO DEMPSTER "L" TERMINAL SUBDIVISION, BEING A SUBDIVISION OF THE WEST 15.932 ACRES OF THE EAST 30 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office