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MAIL TO:
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230 W. MONROE, STE. 1100
CHICAGO, IL 60606

FISK AND KART, LTD.
ATTORNEYS AT LAW
77 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602
(312) 726-1833

THIS INSTRUMENT PREPARED
BY: MICHAEL J. GOLDSTEIN
230 W. MONROE, STE. 1100
CHICAGO, IL 60606

ALBERT FISK (1908-1984)

EUGENE KART
GILBERT KART
HERBERT KANTER
BARRY S. CARNOW
MARTIN S. KATZ
MELVYN A. RIEFF
ARNOLD G. SIEGEL

CONTINGENT FEE AGREEMENT 1986 QUADRENNIAL REASSESSMENT

Volume 198, Index No. 29-07-303-059 LEGAL DESCRIPTION ATTACHED AS
EXHIBIT A

Property Address: 256 West 147th Street, Harvey

Client: PETER JENIN

Fisk and Kart, Ltd. is hereby authorized to file Complaints with the Assessor and/or Board of Appeals of Cook County, and take such action as may be warranted to obtain a proper assessment and tax reduction and/or tax refund for the subject property.

For review and analysis of the reassessment of the subject property, our service charge is \$100.00 to be applied as a credit against any contingent fee.

The contingent fee is 50% of the tax saving we obtain for 1986, the first year of the assessment period, and any additional tax saving resulting from a further assessment reduction in a subsequent year of the assessment period. Tax saving is computed by applying the last known equalization factor and tax rate to the difference between the Assessor's original assessment and the final assessment for that year. Where co-counsel is involved, one-third of said contingent fee will be paid by Fisk and Kart, Ltd. to said co-counsel.

In accordance with a prospective plan of the Assessor, the next reassessment of the subject property may be delayed until the tax year 1991 or 1992 instead of 1990. Therefore, it is further agreed that for each tax year in which a reduced assessment remains in effect after 1989, there shall be an additional fee in the amount of 12-1/2% of the tax saving.

In addition to our efforts regarding the assessment, we may request that the Assessor issue a Certificate of Error in an attempt to reduce the total real estate tax liability for a prior tax year. The contingent fee in this matter is one-third of any tax reduction resulting from the issuance of the Certificate of Error and approval by the Circuit Court of Cook County.

Fees shall be due and payable within 30 days of the issuance of the statement for professional services. If fees remain unpaid for 90 days following the issuance of the statement, Client hereby grants Fisk and Kart, Ltd. a security interest against the subject property in the amount of the unpaid fees and recognizes the right of Fisk and Kart, Ltd. to enforce said security interest.

Subject to prior approval, Client agrees to pay all costs for appraisers and expert witnesses.

FISK AND KART, LTD.

By [Signature]

Date September 2, 1986

Client: PETER JENIN

By [Signature]

Date Sept 23, 1986

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EXHIBIT A

Of the West Seventeen (17) feet of Lot Seven (7), all of Lot Eight (8), Lot Nine (9) (except the West 4.78 feet thereof) that part of the vacated East-West alley lying South of and adjoining the aforesaid lots, and also all of Lots Eleven (11) and Twelve (12) as a tract (except the West 38.55 feet thereof) all in Block One (1) in Chase's Subdivision of part of the West Half (W 1/2) of the South West Quarter (SW 1/4) of Section Seven (7), Township Thirty-Six (36) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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