

Kutsunis & Weng, P.C.
1515 4th Avenue, Suite 301
Rock Island, IL 61201

Invoice submitted to:
City of Rock Island
1528 Third Avenue
Rock Island, IL 61201

May 29, 2013

In Reference To: Monthly billing
Invoice #19870

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
5/1/2013 Price Properties: Phone conference with attorney for Miroballi; email to Thomas Thomas	0.30 120.00/hr	36.00
McQuaide Water Main: Meeting with homeowner, Patrick Doherty; attorney for homeowner to finalize settlement	1.00 120.00/hr	120.00
Johnson: Attend Rule 16 conference with Federal Court	0.50 120.00/hr	60.00
Price Properties: Meeting with Jeff Eder and Thomas Thomas; meet with legal assistant to discuss lease buy-outs and closing for Miroballi	1.00 120.00/hr	120.00
Legal Assistant: Watchtower - finalize acceptance letter to Comfort Furniture and Termination of Lease Agreement; call to and from Mary Chappell regarding delivery of same to Mr. Webster	0.40 61.00/hr	24.40
Legal Assistant: Watchtower - office conference with Ted Kutsunis regarding status of closings, etc. on remaining Watchtower properties	0.30 61.00/hr	18.30
5/2/2013 Legal Assistant: Watchtower - revisions to Comfort Furniture letter and extend termination of lease date to June 15, and send to Mr. Webster for signature	0.20 61.00/hr	12.20
Calhoun: Review Agreed Order for Continuance of Trial submitted by plaintiff's attorney; discuss file with Patrick Doherty	0.50 120.00/hr	60.00
Meet with Ben McCreedy to discuss Special Assessment Procedures; meet with City Clerk to discuss Dance Club licenses	0.80 120.00/hr	96.00

	<u>Hrs/Rate</u>	<u>Amount</u>
5/3/2013 Legal Assistant: Call from Barb Rosenthal (MUNICES file) requesting lien information be sent to attorney in New York (her attorney needs to call us)	0.20 61.00/hr	12.20
Legal Assistant: Watchtower - preparation of Addendum to Option Agreement with Miroballi Properties, LLC, regarding agreed changes and emailed to Attorney John Callas for review	0.40 61.00/hr	24.40
Legal Assistant: Watchtower - five phone calls attempting to reach representatives of Illinois Title Loans regarding offer letter to buy out lease	0.50 61.00/hr	30.50
College Hill Foreclosure: Phone conference with attorney for Northwest Bank; meet with Thomas Thomass to execute lien release	0.50 120.00/hr	60.00
Price Properties: Conference with attorney for Independent Living Center; rview emails from Jeff Eder and Mary Chappell regarding Comfort Furniture lease buyout; discuss Illinois Title Loan lease buyout with legal assistant; draft addendum for Miroballi	1.20 120.00/hr	144.00
5/6/2013 Derrell Dickerson: Review Order on discovery deadlines; phone conference with plaintiff's attorney - DGM	0.30 120.00/hr	36.00
Legal Assistant: Watchtower - revisions to Lease Termination Agreement with Comfort Furniture and calls to American Bank to secure payoff amount regarding Mr. Webster's current CIRLF loan	0.50 61.00/hr	30.50
Legal Assistant: Emails closing statement on City's purchase of McQuaide property (water main break) for closing	0.10 61.00/hr	6.10
Legal Assistant: Watchtower - regarding purchase from Elsberg; call to Dena Haag regarding architectural and moving expenses on the HUD for the sale; attempt to reach Attorney Winstein; call to seller, Christine Elsberg, regarding mortgage payoff; receipt and review of email from Christine Elsberg; return call from Dena regarding HUD entries and Chris' current architectural billing; emailed Elsberg current architectural invoice to Dena so that a check can be issued; work on HUD; email to Attorney Winstein's office regarding how City wants to take title and instructions for PTAX preparation; further call to Attorney Winstein's office regarding attorneys fees	2.70 61.00/hr	164.70
Legal Assistant: Watchtower - call from Jeff Eder regarding legal description to be used for Price purchase agreement and change in size and regarding meeting with Hill & Valley	0.50 61.00/hr	30.50
Legal Assistant: Watchtower - email to Attorney Allison VanNatta regarding status of fully executed contract back from Black Hawk College	0.10 61.00/hr	6.10
Price Properties: Discuss Elsberg closing with legal assistant; review email on Miroballi; email to Miroballi	0.40 120.00/hr	48.00
Fire & Police Commission: Phone conference with Lt. Rich Landi regarding officer disciplinary letter	0.20 120.00/hr	24.00

	<u>Hrs/Rate</u>	<u>Amount</u>
5/6/2013 Price Properties: Phone conference with Randy Webster of Comfort Furniture; revise Lease Termination Agreement	0.40 120.00/hr	48.00
5/7/2013 Legal Assistant: Watchtower - to R.I. County Abstract to pick up Christine Elsberg's \$10,000 option fees; emailed HUD to Attorney Winstein's office for review and approval; call from and to Attorney Winstein regarding escrows; email from Don Reichert regarding confirmation of funds internal transfer; conduct closing with Ted Kutsunis, Attorney Winstein, Christine Elsberg and Jeff Eder; prepare documents for closing and prepare check to record deed and check to R.I. County Abstract for title changes	3.30 61.00/hr	201.30
Legal Assistant: Receipt and review of payoff letter on Randy Webster's (Comfort Furniture) CIRLF loan; emailed Lease Termination Agreement signed by Mr. Webster to be included on Agenda for Council meeting on May 13, 2013	0.20 61.00/hr	12.20
Legal Assistant: McQuaide Water Main Break - prepared PTAX for seller; call to seller's attorney regarding status of mortgage pay off letter and emailed PTAX to seller's attorney	0.30 61.00/hr	18.30
Price Properties: Office conference with Randy Webster of Comfort Furniture to review and execute Lease Termination Agreement; review Price Purchase Agreement for revisions to legal description	0.80 120.00/hr	96.00
BIRCD: Phone conference with Herb Schultz from Congresswoman Bustos' office; email to Thomas Thomas	0.30 120.00/hr	36.00
Quad Doctor: Phone conference with Attorney Andich; email from Tom Ayres; draft meeting confirmation	0.30 120.00/hr	36.00
Review Complaint from City for possible wrongful arrest	0.20 120.00/hr	24.00
Price Properties: Review email from attorney for Miroballi; review Addendum; forward to Thomas Thomas; meeting with Jeff Eder to discuss status on lease termination and Hill & Valley parking lease	0.70 120.00/hr	84.00
Price Properties: Attend Elsberg closing	0.70 120.00/hr	84.00
5/8/2013 Derrell Dickerson: Conference call with Federal Judge; prepare agreed discovery schedule with other attorneys - DGM	0.50 120.00/hr	60.00
Legal Assistant: Watchtower - receipt and review of email from Ted Rebitzer regarding Pawn King property; discuss with Ted Kutsunis; trip to development site with Ted Kutsunis; further corrected email from Ted Rebeitzer; deliver documents for recording at R.I. County Abstract regarding Chris Elsberg closing; call from title company regarding deed of record; prepare closing checks; correspondence to State Farm Bank forwarding seller's mortgage pay off via overnight mail	1.80 61.00/hr	109.80

	<u>Hrs/Rate</u>	<u>Amount</u>
5/8/2013 BIRCD: Review and respond to emails from Thomas Thomas and Jeff Eder	0.20 120.00/hr	24.00
Price Properties: Meeting at City Hall with Thomas Thomas and Jeff Eder; travel to Watchtower to view property	2.00 120.00/hr	240.00
5/9/2013 Legal Assistant: Prepare HUD for City's purchase from McQuaide and email to Attorney Breedlove for review and approval	0.50 61.00/hr	30.50
Legal Assistant: Watchtower - phone conference with Ashley Leachman of Illinois Title Loans regarding relocating business	0.70 61.00/hr	42.70
Legal Assistant: Watchtower - review and revisions to purchase agreement with B & W Real Estate Ventures, LLC regarding Pawn King property and forwarded same to Ted Kutsunis for review	1.50 61.00/hr	91.50
Legal Assistant: Calls from County Clerk regarding contact from tax buyer of property at 950 - 31st Avenue; call to and from State of Illinois regarding income tax liens; call to Mary Chappell regarding information received and setting up meeting to discuss on 5/13/13	1.70 61.00/hr	103.70
BIRCD: Meeting with attorneys to discuss strategy	0.50 120.00/hr	60.00
5/10/2013 Lasuey: Meeting with attorney for Lasuey, Lasuey and Tom Ayres to discuss Code matters	1.00 120.00/hr	120.00
Sierra Morgan/Spencer Brooks: Phone conference with attorney for plaintiffs; to Courthouse to initial appearance; receive copies of pleadings, etc.	1.00 120.00/hr	120.00
Stephen Johnson: Review letter requesting representation from defendant officers	0.20 120.00/hr	24.00
Price Properties: Review correspondence from attorney for Independent Living Center; email to Jeff Eder	0.20 120.00/hr	24.00
Illinois Title Loans/Price Properties: Discuss contracts with legal assistant with Illinois Title Loan to discuss lease termination	0.20 120.00/hr	24.00
Legal Assistant: McQuaide Water Main Break; Closing of McQuaide property with Patrick Doherty, Attorney Wm. Breedlove and Ted Kutsunis; call to and from Kerri Resch regarding status of purchase proceeds check; to City to pick up check; revisions to deed; prepare copies and to Courthouse to record deed; check to Wells Fargo to pay seller's mortgage, and prepare overnight envelope and deliver to UPS drop box	2.10 61.00/hr	128.10
Legal Assistant: Watchtower - meeting with Ted Kutsunis regarding phone conversation with Ashley Leachman of Community Title Loans in Georgia	0.20 61.00/hr	12.20
McQuaide: Attend closing	0.50 120.00/hr	60.00

		<u>Hrs/Rate</u>	<u>Amount</u>
5/11/2013	Stephan Johnson: Draft Answer and Affirmative Defenses to Plaintiff's Second Amended Complaint	0.80 120.00/hr	96.00
5/13/2013	Fire & Police Commission: Meeting with Thomas Thomas, Labor Counsel Matt Pappas, and John Thorsen to discuss police labor issue	0.80 120.00/hr	96.00
	Historical Preservation Committee: Legal research quorum and voting procedures	0.50 120.00/hr	60.00
	Price Properties: Review email from Mary Chappell; review correspondence from C. Walker of Express Contracting; phone conference with Jeff Eder; email to Jeff Eder	0.40 120.00/hr	48.00
	Stephen Johnson: Review and revise draft of Answer and Affirmative Defenses to Plaintiff's Second Amended Complaint	0.40 120.00/hr	48.00
	Mill Creek South Slough: Phone conference with Attorney Roy Harsch	0.20 120.00/hr	24.00
	11th St. Property: Conference with legal assistant to discuss acquisition of parcel	0.30 120.00/hr	36.00
	Legal Assistant: Watchtower - call to Attorney John Callas' office regarding settling Miroballi closing; research regarding 2012 tax bill on both parcels; work on closing figures; email to R.I. County Abstract regarding changing amount of Owner's Policy and invoice regarding increase in premium; receipt and review of same; email Don Reichert regarding approximate amount of funds needed for closing	1.50 61.00/hr	91.50
	Legal Assistant: Call from CED regarding McKinley and Bleuer have delivered keys to their residences and direction to cut their checks for escrow held pending possession; prepare checks; Bleuers came and picked up their check	0.30 61.00/hr	18.30
	Legal Assistant: Call to County Clerk's Office regarding further questions on sold taxes; meeting with Mary Chappell, Jeff Eder and Thomas Thomas regarding 950 - 31st Ave., regarding title issues and sold taxes, further call to County Clerk's Office and discussion with Ted Kutsunis regarding same	1.90 61.00/hr	115.90
5/14/2013	Legal Assistant: Watchtower - revisions to proposed Purchase Agreement between City and Paul King and forward same to Jeff Eder for review	0.70 61.00/hr	42.70
	Legal Assistant: Watchtower - deliver escrowed funds to Wm. McKinley regarding possession of 3923 - 9th Street post closing	0.10 61.00/hr	6.10
	Legal Assistant: Watchtower - preparation of HUD settlement statement regarding purchase from Miroballi; faxed same to seller's attorney for review and approval; to R.I. County Abstract to pick up check for escrowed option fees; completion of ALTA Loan statement; emailed Don Reichert final amount necessary for purchase and receipt of confirmation of deposit	0.90 61.00/hr	54.90

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5/14/2013 Legal Assistant: Receipt and review of email from Attorney VanNatta regarding delay in Black Hawk College not signing sale and purchase agreement - ICCB wants specific legal description	0.30 61.00/hr	18.30
Price Properties: Review and revise draft of Purchase Agreement	0.50 120.00/hr	60.00
BIRCD: Conference call with Attorney J. Lang to discuss Dean Sutton letter of May 10; conference call with City Clerk to produce documentation	0.80 120.00/hr	96.00
Price Properties: Review file; draft letter to Curtis Walker of Express Contracting	0.50 120.00/hr	60.00
Sierra Morgan: Phone conference with attorney for plaintiff	0.20 120.00/hr	24.00
5/15/2013 Legal Assistant: Receipt and review of email from Mary Chappell regarding donation of recently acquired Klemmer properties to GROWTH	0.20 61.00/hr	12.20
Legal Assistant: Receipt and review of Attorney Judge's email requesting title work for Michael's Mobile Home Park property; attempt to reach Pat Eikenberry and Kevin Koellner regarding same; returned call from Kevin	0.40 61.00/hr	24.40
Legal Assistant: Watchtower - attempt to reach Mary Chappell regarding response from Ashley Leachman of Community Title Loans in follow-up to phone conference on May 9, 2013	0.10 61.00/hr	6.10
Price Properties: Attend closing on Miroballi property	0.80 120.00/hr	96.00
Legal Assistant: Secure City Manager's signature on Lease Termination Agreement with Comfort Furniture; prepare check to American Bank to pay off Comfort Furniture CIRLF loan with balance to Comfort Furniture; call from and to Mr. Webster regarding picking up check; to American Bank to pay off CIRLF loan	0.80 61.00/hr	48.80
Legal Assistant: Watchtower - attend closing; prepare papers for recording; prepare closing checks; deliver deed and prior owner's mortgage release to R.I. County Abstract for recording secure City Manager's signature on Addendum to call from title company advising deed of record; email to Attorney Callas' office regarding same and emailing fully signed copy of Addendum to Option Agreement for their file; receipt of McCarthy, Callas and Feeny tax identification number for reporting sale	1.80 61.00/hr	109.80
5/16/2013 Legal Assistant: Review of Klemmer file and prior GROWTH file regarding 10th Street properties; call to Meridian Title; phone conference with Mary Chappell regarding same; preparation of Order for Title Commitment regarding donation to GROWTH; prepare Ordinance regarding donation per March 18, 2013, Council approval	1.20 61.00/hr	73.20

	<u>Hrs/Rate</u>	<u>Amount</u>
5/16/2013 Legal Assistant: Watchtower - call to and from Mary Chappell regarding further counter-offer to Express Contracting regarding termination of lease; revisions to letter explaining options and forwarded same for Mary's instructions	0.60 61.00/hr	36.60
Legal Assistant: Phone conference with Mary Chappell regarding legal descriptions of several upcoming development projects	0.30 61.00/hr	18.30
Historic Preservation Committee: Review and revise draft of By-Laws	0.30 120.00/hr	36.00
Liquor Commission: Meet with Linda Rutten to discuss glass bottles outdoors	0.30 120.00/hr	36.00
Price Properties: Meeting with Thomas Thomas and Jeff Eder to discuss status	0.40 120.00/hr	48.00
5/17/2013 Legal Assistant: Call from Pat Eikenberry of Missman regarding emailing a copy of the signed 11th Street Partners Development Agreement, Survey and new legal	0.20 61.00/hr	12.20
5/20/2013 Legal Assistant: Watchtower - phone conference with Mary Chappell regarding status of IL/IA Independent Living Center	0.10 61.00/hr	6.10
Legal Assistant: Receipt and review of email from Mary Chappell regarding sale to 11th St. Partners; phone conference with Mary regarding same; obtain legal descriptions to order title commitment and ordering same from Meridian Title	0.60 61.00/hr	36.60
Legal Assistant: Watchtower - prepare letter to ownr of Boost Mobile regarding lease buy out amount and Lease Termination Agreement for signature; phone conference with Mary Chappell regarding termination date	0.50 61.00/hr	30.50
Review of documents from Pat Eikenberry regarding 11th St. Development and call to Pat regarding number of parcels that constitute development	0.60 61.00/hr	36.60
Price Properties, LLC: Discuss status of Hill & Valley and DG with Jeff Eder; discuss lease terminations with Mary Chappell; review and revise draft of Lease Termination Agreement with Boost Mobile	0.50 120.00/hr	60.00
Metrolink: Review Intergovernmental Agreement	0.10 120.00/hr	12.00
Revise second draft of Preservation Commission By-Laws; review Ordinance on associate members' powers; email opinion to Ben Griffith	0.40 120.00/hr	48.00
Destini Richardson: Review correspondence from Attorney Puryear regarding possible 1983 claim; review police reports	0.30 120.00/hr	36.00
Attend monthly meeting of Claims Committee	1.00 120.00/hr	120.00

	<u>Hrs/Rate</u>	<u>Amount</u>
5/20/2013 Price Properties: Conference call with Mary Chappell and D. Daley to discuss Express Contracting lease buy out	0.40 120.00/hr	48.00
Mill Creek South Slough Project: Review and respond to emails from Thomas Thomas	0.30 120.00/hr	36.00
5/21/2013 Legal Assistant: Phone conference with Mary Chappell regarding Watchtower tenant deposits	0.10 61.00/hr	6.10
Legal Assistant: Review of two Summonses and Complaints regarding Wells Fargo v. Mary Gray, City, et al., 1812 - 9th Street, and Ocwen Loan Servicing v. Yolanda Brown, City, et al., 615 - 14th Avenue; preparation of Answers to both Complaints, Affidavits of Amounts Due, and having Ben Griffith sign same; forwarding same to Courthouse for filing and forward copies to plaintiffs' counsel	2.90 61.00/hr	176.90
Legal Assistant: Watchtower - meeting with Dena Haag regarding status of 2012 tax bills on Watchtower properties and review of HUD statements regarding same	1.80 61.00/hr	109.80
Research conflict of interest statutes; research liability of City for deer hunts; memo to Thomas Thomas; memo to Ben Griffith	1.20 120.00/hr	144.00
Sierra Morgan/Spencer Brooks: Conference with FOP attorney for Officer Spencer Brooks	0.20 120.00/hr	24.00
Yolanda Brown Foreclosure: Review and revise draft of Answer to Complaint for Foreclosure	0.10 120.00/hr	12.00
May Gray Foreclosure: Review and revise draft Answer to Complaint for Foreclosure	0.10 120.00/hr	12.00
11th Street Partners: Phone conference with attorney for developers	0.20 120.00/hr	24.00
Price Properties: Draft Lease Termination Agreement for Express Contracting	1.30 120.00/hr	156.00
5/22/2013 Calhoun: Attend hearing on plaintiff's Motion to Continue; email status to Patrick Doherty	1.20 120.00/hr	144.00
Price Properties: Revisions to Termination Agreement; draft correspondence to Express Contracting	1.00 120.00/hr	120.00
Civil Rights Commission/Golden: Review report of investigation prepared by John Thorsen	0.30 120.00/hr	36.00
Mill Creek South Slough Project: Review emails from Attorney Harsch and Lincoln Scott, attorney for Milan; draft IGA with Milan	0.70 120.00/hr	84.00

	<u>Hrs/Rate</u>	<u>Amount</u>
5/22/2013 Sierra Morgan: Draft Answer and Affirmative Defenses to Complaint	1.00 120.00/hr	120.00
5/23/2013 Legal Assistant: Attempt to reach Ashley Leachman at Community Title Loans	0.10 61.00/hr	6.10
Legal Assistant: Meeting with Joshua Reyes (Boost Mobile), delivering his signed Lease Termination Agreement for Council approval	0.10 61.00/hr	6.10
Board of Local Improvements: Attend meeting of Board and Public Hearing	2.00 120.00/hr	240.00
5/24/2013 Human Rights Commission/Golden: Review file notes and reports; phone interview with Department of Human Rights investigator	1.50 120.00/hr	180.00
Legal Assistant: Preparation of Release of Lien on 21 Knoll Court		30.00
5/28/2013 BIRCD: Phone conference with Rob McGonigle at Lane & Waterman; phone call to Alan Fries (left message)	0.60 120.00/hr	72.00
Mill Creek South Slough Project: Review Complaint and exhibits	0.50 120.00/hr	60.00
Legal Assistant: Call Map Dept. regarding aerial map of Big Island - parcels specifically in the City proper	0.10 61.00/hr	6.10
Legal Assistant: Watchtower - call to Attorney Skorepa regarding City's purchase from and donation of property to Illinois-Iowa Independent Living Center; faxed RICA commitment; call to Assessor's Office regarding 2012 taxes (they applied for exempt status)	0.70 61.00/hr	42.70
Legal Assistant: Watchtower - another attempt to reach Ashley Leachman at Community Title Loans	0.10 61.00/hr	6.10
Legal Assistant: Preparation of Release of Water/Sewer Lien on 1825 - 8th St.		30.00
Legal Assistant: Brief meeting with Mary Chappell regarding taxes on property purchased from James and donated to Forest Siding Supply and request for confirmation of legal description regarding Alter Barge property - dog pound demolished	0.40 61.00/hr	24.40
5/29/2013 Police & Fire Commission: Phone conference with Rich Landi regarding officer disciplinary letter	0.30 120.00/hr	36.00
11th Street: Meet with Jeff Eder to discuss land acquisition	1.00 120.00/hr	120.00
BIRCD: Meeting with Thomas thomas to discuss file	2.00 120.00/hr	240.00

	<u>Hrs/Rate</u>	<u>Amount</u>
5/29/2013 Legal Assistant: Meeting with Mary Chappell, Jeff Eder and Ted Kutsunis regarding conference call with tax buyer	0.60 61.00/hr	36.60
Legal Assistant: Call from Pierce & Associates regarding updated payoff of special assessment regarding foreclosure property at 4001 - 14th Street; call to American Bank to request same	0.20 61.00/hr	12.20
Legal Assistant: Watchtower - call from Curtis Walker regarding changes to Lease Termination Agreement; conference with Mary Chappell, Jeff Eder and Ted Kutsunis regarding same; return call to Mr. Walker	0.50 61.00/hr	30.50
For professional services rendered	<u>80.70</u>	<u>\$7,448.90</u>
Additional Charges :		
5/8/2013 Professional Investigation Services - service of Big Island Annexation letters on Board of Directors (14 @ \$40 each)		640.00
Total additional charges		<u>\$640.00</u>
Total amount of this bill		<u>\$8,088.90</u>
Previous balance		\$12,402.80
Accounts receivable transactions		
5/10/2013 Payment - thank you		(\$12,402.80)
Total payments and adjustments		<u>(\$12,402.80)</u>
Balance due		<u><u>\$8,088.90</u></u>

FOR YOUR CONVENIENCE, WE ARE NOW ACCEPTING VISA, MASTERCARD, AMERICAN EXPRESS, AND DISCOVER CREDIT AND DEBIT CARDS.