

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

September 03, 2013

In Reference To: Monthly billing  
 Invoice #20058

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
8/2/2013 Griffin: Review police reports and photos; deliver to Patrick Doherty	0.30 120.00/hr	36.00
Special Assessments: Phone conference with B. Marshall to discuss procedure	0.30 120.00/hr	36.00
Liquor Commission: Meet with Jeff Eder to discuss license moratorium; draft Emergency Revocation Order for Del's	1.50 120.00/hr	180.00
8/5/2013 Liquor Commission - Del's: Phone conference with Rich Landi to discuss needed officer witnesses for 8/8/13 hearing	0.20 120.00/hr	24.00
Johnson: Phone conference with Rick Landi to discuss discovery matters	0.20 120.00/hr	24.00
Jumer's Crossing: Review drafts of First and Second Resolution	0.30 120.00/hr	36.00
Holiday Inn: Review and revise Development Agreement	0.50 120.00/hr	60.00
Liquor Commission - Del's: Phone conference with Rick Landi; draft Notice of Hearing for 8/8/13	0.30 120.00/hr	36.00
Legal Assistant: Receipt and review of title commitment for Eddie Scott property (1220 - 6th Avenue); discuss with Theodore Kutsunis and another probate attorney regarding options available to cure title defects	0.70 61.00/hr	42.70
8/6/2013 Legal Assistant: Nave Bankruptcy - filed Attorney Notice of City on pending bankruptcy - MW	0.20 61.00/hr	12.20

	<u>Hrs/Rate</u>	<u>Amount</u>
8/6/2013 Legal Assistant: Pick up adverse possession lawsuit file from Courthouse, make copies of pertinent documents regarding MJAD property; call to and from Mary Chappell regarding same	0.50 61.00/hr	30.50
Legal Assistant: Call from Casey at GIS Department regarding questions relating to parcels deeded to 11th Street Partners	0.30 61.00/hr	18.30
Special Assessments: Attend hearings on Orders of Confirmation; email status to Thomas Thomas	0.80 120.00/hr	96.00
Sierra Morgan: Draft Answer, Affirmative Defenses, and Rule Disclosures on behalf of Officer Spencer Brooks	1.00 120.00/hr	120.00
PNC/Gatewood Foreclosure: Review Motion to Vacate Judgment of Foreclosure	0.10 120.00/hr	12.00
Crowe Bankruptcy: Review Notice and Petition for Ch. 13 bankruptcy	0.10 120.00/hr	12.00
Liquor Commission/Del's: Legal research; draft opinion to Mayor	1.30 120.00/hr	156.00
Jumer's Crossing: Review draft of resolution; email to Brett Marshall	0.20 120.00/hr	24.00
Johnson: Conference with Rich Landi to schedule officer's meeting on file	0.20 120.00/hr	24.00
8/7/2013 Legal Assistant: Penny Charles Bankruptcy - phone conference with Bill; someone took over slip at Sunset (bill is paid in full) - MW	0.20 61.00/hr	12.20
Legal Assistant: Kevin & Pamela Crowe Bankruptcy - phone conference with Attorney Joel Deutsch, debtors' attorney; email to City, Kim, Mary and Randy regarding old water bill - MW	0.50 61.00/hr	30.50
Legal Assistant: Call from Mary Chappell regarding Adverse Possession lawsuit filed by McCranes, adjacent property owners to the MJAD property	0.40 61.00/hr	24.40
Casey Hunter: Prepare Response to Motion for Default Judgment - DGM	0.50 120.00/hr	60.00
Stephan Johnson: Review emails from plaintiff's attorney	0.20 120.00/hr	24.00
ISM Investments Sale to City: Review Purchase Agreement and Special Conditions Rider	0.30 120.00/hr	36.00
Liquor Commission/Del's: Meet with Chief VenHuizen and Rich Landi to prepare for hearing; draft revocation Orders	2.00 120.00/hr	240.00

	<u>Hrs/Rate</u>	<u>Amount</u>
8/8/2013 Legal Assistant: Preparation of Release of Water/Sewer Lien for 1308-1310 - 3rd Avenue		30.00
Legal Assistant: Receipt and review of Limited Title Search regarding demolition file, 1100 - 6th Street; call to County Clerk regarding sold taxes	0.20 61.00/hr	12.20
Liquor Commission/Del's: Meet with Mayor to discuss hearing; revise draft Orders; attend hearing on extended hours revocation	1.50 120.00/hr	180.00
Rick Holland: Review correspondence from attorney for City of Moline	0.20 120.00/hr	24.00
OCWEN Loan/Brown Foreclosure: Review Notice of Filing and Petition to File Amended Complaint	0.10 120.00/hr	12.00
8/9/2013 Legal Assistant: Phone conference with Jill Pauley of Meridian Title and Attorney Clark Miljush, attorney for MJAD Investments regarding notices sent regarding tax sale; call to Circuit Clerk regarding copy of Certificate of Publication, none in Court file; call to Attorney Miljush regarding copy of same; receipt and review of title commitment and further phone conference with Jill Pauley; email to Chris Kroll at MJAD regarding getting original tax deed back to be corrected and re-recorded	1.00 61.00/hr	61.00
Jumer's Crossing: Review statistical data from Jeff Eder regarding objections to special assessments	0.20 120.00/hr	24.00
8/11/2013 Liquor Commission/Del's: Review and respond to email from City Manager	0.10 120.00/hr	12.00
8/12/2013 Kelley Demolition: Review file; review statute; directions to assistant to record Notice of Intent to Demolish, etc.	0.40 120.00/hr	48.00
Casey Hunter: Prepared Resistance to Motion; filing of Response via Internet - DGM	1.00 120.00/hr	120.00
Legal Assistant: Call to American Bank regarding exact amount needed to release vacant lot next to Moose Lodge; email copy of purchase agreement and title commitments to American Bank; call to Ernie at Lodge regarding payment of second installment of 2012 taxes due; preparation of all sale documents for the Moose; call to Marty Hoteling regarding signing sale documents and payment of second installment of taxes; advised to take net at closing; preparation of deed from the City to 11th Street Partners that need to be recorded at the same time the deed from the Moose to the City is recorded	1.40 61.00/hr	85.40
Legal Assistant: Work on title opinion on Ridgewood Business Park needed for EDA Grant	1.00 61.00/hr	61.00
Mill Creek South Slough: Email to Attorney Roy Harsch	0.10 120.00/hr	12.00

	<u>Hrs/Rate</u>	<u>Amount</u>
8/12/2013 Stephan Johnson: Draft written discovery requests to plaintiff	1.00 120.00/hr	120.00
8/13/2013 Legal Assistant: Revised Lease Termination Agreement for Illinois Title Loans and emailed same to Ashley Leachman at Illinois Title Loans	0.20 61.00/hr	12.20
Legal Assistant: Phone conference with Jeff Eder regarding numerous property acquisition files and the status thereof	0.30 61.00/hr	18.30
Legal Assistant: Call from American Bank regarding need appraisal of Moose property to determine amount required to issue partial release to close sale transaction; call to Mary Chappell regarding same; emailed appraisal to American Bank; office conference with Tom Durham having sale documents executed	0.90 61.00/hr	54.90
Legal Assistant: Call to Mike Kane and emailed proposed title opinion on Ridgewood Business Park property only for review	0.20 61.00/hr	12.20
Legal Assistant: Email from Mary Chappell regarding status of Kling Estate (Willis) purchase closing; call to Meridian Title regarding available time on 8/19, and closing figures; call to and from Attorney Dee Runnels regarding time for closing; call to and from Tom Ayers regarding waiver of asbestos lien against property; call to Attorney Runnels regarding same; email to Meridian regarding removing asbestos lien amount from HUD	0.80 61.00/hr	48.80
Express Contracting: Legal research regarding issue forcible detainer	1.00 120.00/hr	120.00
Jaster Demolition: Review file; review and revise Notice of Intent to Demolish; review title search document and parties to be notified	0.30 120.00/hr	36.00
Moose Club: Discuss status with legal assistant	0.10 120.00/hr	12.00
Willis: Conference with legal assistant to prepare for 8/19 closing	0.20 120.00/hr	24.00
Friendship Manor: Phone conference with attorney for Friendship Manor regarding loan agreement, Prevailing Wage Act issue	0.20 120.00/hr	24.00
Price Properties: Conference with Jeff Eder regarding status update	0.10 120.00/hr	12.00
8/14/2013 Attend General Liability Committee meeting - DGM	1.50 120.00/hr	180.00
Attend General Liability Committee meeting	1.50 120.00/hr	180.00
Johnson: Meeting with officers to prepare responses to discovery requests	1.30 120.00/hr	156.00

	<u>Hrs/Rate</u>	<u>Amount</u>
8/14/2013 Legal Assistant: Call to map department regarding copies of location map needed on four residential properties in Watch Tower Plaza acquired for Walmart project regarding application for tax exempt status	0.10 61.00/hr	6.10
Legal Assistant: Receipt and review of email from American Bank regarding requirement for appraisal on property Moose Lodge is located on; call to Marty, Administrator of the Lodge, regarding same	0.20 61.00/hr	12.20
8/15/2013 Legal Assistant: Conference call with Jeff Eder and Mary Chappell regarding deeding 20x30 foot piece of Requet property to Beaks & Barks	0.20 61.00/hr	12.20
Legal Assistant: Secure City Manager's signature on Addendum to Development Agreement with 11th Street Partners to amend the amount of the owner's policy being provided by the City	0.20 61.00/hr	12.20
Legal Assistant: Preparation of two releases of weed liens and one release of water/sewer lien for 2100 - 3rd Ave.		90.00
8/16/2013 Legal Assistant: Receipt and review of title commitment on City purchase of access road to Ridgewood Business Park from LSW and attempt to reach Attorney Nowinski regarding same	0.20 61.00/hr	12.20
Legal Assistant: Police station property: Call from and to Attorney Runnels regarding needing something in writing stating City will pay anything over \$15,000 to demolish 4424 - 8th Ave. property as part of the City's purchase from the Kling Estate (part of the new police station property); phone conference with Dena Haag regarding has DARI been reimbursed for earnest monies paid out on the purchase agreements representing the police station property; call to Beth at DARI regarding same - no they have not been reimbursed; return call to Dena Haag regarding having funds transferred to our trust account and we will send to DARI; call to and from Meridian regarding receipt of purchase funds	1.20 61.00/hr	73.20
Legal Assistant: Correspondence to Mary Chappell forwarding deed and owner's policy to properties purchased from Riverstone Group (Jumer's Crossing) and begin work on application for tax exempt status for all eight parcels; preparation of Affidavit of Use for Mary's signature and call to Kathy in the Map Department regarding location map needed	1.50 61.00/hr	91.50
8/19/2013 MJED: Discuss status with legal assistant	0.10 120.00/hr	12.00
LSW Ridgewood Access: Discuss status with legal assistant	0.20 120.00/hr	24.00
Lambert: Review letter to Attorney Stengel	0.10 120.00/hr	12.00
Kevin Johnson: Review draft of letter to Attorney M. Wassell	0.10 120.00/hr	12.00

	<u>Hrs/Rate</u>	<u>Amount</u>
8/19/2013 Embassy Square: Revise draft of Development Agreement	0.80 120.00/hr	96.00
Liquor Commission/4 Play & Chicken Shack: Review police investigation reports for Commission hearing	0.30 120.00/hr	36.00
Rick Holland: Review correspondence with claimant's attorney	0.10 120.00/hr	12.00
Demolition - 1100 - 6th St.: Phone conference with attorney for Ty Webb LLC, tax lien holder	0.30 120.00/hr	36.00
Jumer's Crossing: Legal reserach notice provisions of annexation statutes; call to Alan Fries	0.40 120.00/hr	48.00
Willis Properties: Attend closing at Meridian Title; draft letter to attorney for estate	0.80 120.00/hr	96.00
Legal Assistant: Call to and from Attorney Nowinski regarding matters contained in title commitment and status of offer, Grants of Easements and deed for closing by the end of the month regarding City purchase from LSW Investments, LLC; call to Finance regarding 2009 water/sewer lien	0.50 61.00/hr	30.50
Legal Assistant: Call to Wanda at County Clerk's Office regarding tax buyer of house on demolition list by City and procedures for sale in error (1100-6th St.)	0.40 61.00/hr	24.40
Legal Assistant: Attend City's purchase from Kling Estate (police station property) closing at Meridian Title	0.60 61.00/hr	36.60
8/20/2013 Express Contracting/C. Walker: Legal research necessity of notice after lease has been terminated; phone conference with Tom Ayres	0.60 120.00/hr	72.00
LSW Ridgewood Access: Work on language for contingency agreement with LSW	0.30 120.00/hr	36.00
Express Contracting: Meet with Tom Ayres and Mary Chappell to discuss vacation of property	0.50 120.00/hr	60.00
Stephan Johnson: Meeting with Rich Landi to prepare discovery responses; work on responses to Interrogatories	1.50 120.00/hr	180.00
Legal Assistant: Call to Daryl Brickner at Missman regarding precise location of LSW Partners Lake View Estates sign located on the corner of Andalusia Road and 23rd Street West; call to Attorney Frank Nowinski regarding same and details of agreement to be signed by the City regarding tap on fees and curb cuts; discussion with Ted Kutsunis regarding same; receipt and review of map from Daryl Brickner regarding location of sign; call to Daryl regarding same; email to Attorney Nowinski forwarding map; draft Agreement for City to sign regarding tap on fees and curb cuts; prepared release of water/sewer lien	0.90 61.00/hr	54.90

	<u>Hrs/Rate</u>	<u>Amount</u>
8/20/2013 Legal Assistant: Call to Chris Krol at MJAD regarding sale documents; prepared sale documents and transmittal letter to MJAD; phone conference with Mary Chappell regarding same	0.90 61.00/hr	54.90
8/21/2013 Express Contracting: Draft Notice to Terminate	0.50 120.00/hr	60.00
Stephan Johnson: Work on preparation of responses to discovery requests from plaintiff	4.00 120.00/hr	480.00
Legal Assistant: Preparation of Notice of Water/Sewer Lien on 1829 - 2nd Ave.		30.00
Legal Assistant: Emailed proposed Agreement regarding tax on fees and curb cuts to Attorney Nowinski for review	0.10 61.00/hr	6.10
Legal Assistant: Correspondence to Mary Chappell forwarding Deed, Owner's Policy and Grant of Easement on combined sewer storage tank property acquired from LRC Real Estate with copy to Randy Tweet	0.50 61.00/hr	30.50
Legal Assistant: Call to Tom DeCrane, owner of Beaks & Barks, regarding acquisition of 20x30 pice of land adjacent to their business and attempt to reach Attorney David Andich regarding same	0.10 61.00/hr	6.10
Legal Assistant: Prepare list of whom Notices of Demolition need to go out on Eddie Scott property at 1220 - 6th Ave.	0.10 61.00/hr	6.10
8/22/2013 Trotter: Meeting at Public Works to discuss Dyminic proposal - DGM	0.80 120.00/hr	96.00
Jumer's Crossing: Meeting with Randy Tweet, M. Kane & Sue Wycoff to review documents for Board of Local Improvements meeting	1.00 120.00/hr	120.00
Liquor Commission: Meet with Mayor and City Manager to discuss license issues	0.70 120.00/hr	84.00
Jumer's Crossing: Review email from Thomas Thomas; email to R. McMonacle; phone conference and emails with Sue Wycoff regarding Board of Local Improvements Notices	0.80 120.00/hr	96.00
Legal Assistant: Call from Attorney Joe Judge regarding status of acquisition of Moose Lodge property and Anchor lots	0.10 61.00/hr	6.10
Legal Assistant: Meeting with Casey at GIS regarding 20x100 ft. section West of the new Lot 2 and 3 of the New Old Chicago Redevelopment	0.12 61.00/hr	7.32
Legal Assistant: Prepare final 10-Day Notice to Vacate for Curtis Walker, owner of Express Contracting, and Joshua and Jean Kulp, owners of Platinum Stylez; have same signed by Jeff Eder and call to process server regarding service of Notice on Friday, August 23	0.80 61.00/hr	48.80

		<u>Hrs/Rate</u>	<u>Amount</u>
8/22/2013	Legal Assistant: Call from Attorney Tom Skorepa regarding details of City's purchase from Peschang (Blackhawk TV)	0.20 61.00/hr	12.20
	Legal Assistant: Receipt of signature pages from sellers and having City Manager and City Clerk execute same and email to sellers' attorney regarding City purchase from LSW Investments (access road to Ridgewood Business Park)	0.30 61.00/hr	18.30
	Legal Assistant: Receipt and review from Meridian Title with change to offer to purchase initialed by seller and notification he picked up his sale proceeds this date regarding City purchase from Kling Estate (police station property)	0.10 61.00/hr	6.10
8/23/2013	Stephan Johnson: Review and revise Response to Request to Admit Facts	0.40 120.00/hr	48.00
	Legal Assistant: Meeting with Don Reichert regarding funds for City's purchase from LSW Investments and email to Don regarding internal transfer of purchase proceeds into our trust account	0.10 61.00/hr	6.10
8/26/2013	Jumer's Crossing: Attend meeting of Board of Local Improvements	1.00 120.00/hr	120.00
	MediaCom: Review email from Tom Ayres; review MediaCom Franchise Agreement	0.40 120.00/hr	48.00
	Legal Assistant: Review of letter from Attorney Winstein regarding change of Chris Elsberg's new address at Blackhawk Commons and call to Pat Eikenberry at Missman regarding same	0.20 61.00/hr	12.20
	Legal Assistant: Purchase from LSW - call to Attorney Nowinski regarding closing needs to take place before Friday	0.10 61.00/hr	6.10
	Legal Assistant: Purchase from Sisco - call to and from Attorney Steve Andich regarding setting closing for City's purchase from Sisco (police station property); call to Meridian Title to set date and time and email to Ted Kutsunis, Jeff Eder, Mary Chappell, and Bill Fitzsimmons regarding same	0.40 61.00/hr	24.40
8/27/2013	Liquor Commission/Del's: Draft Notice of Violation for 9/12/13 hearings	0.50 120.00/hr	60.00
	Ridgewood Business Park: Review draft of addendum to Purchase Agreement; review draft of easements and deed	0.50 120.00/hr	60.00
	Moose Lodge Purchase: Review email from Moose Lodge Assets Manager; discuss status with legal assistant	0.20 120.00/hr	24.00
	Jumer's Crossing: Review email from Jeff Lang; phone conference with City Clerk; email to Jeff Lang; review email from Sue Wycoff; email to Jeff Lang	0.40 120.00/hr	48.00
	Stephan Johnson: Review draft of Answers to Interrogatories; draft Response to Request for Production	0.80 120.00/hr	96.00

	<u>Hrs/Rate</u>	<u>Amount</u>
8/27/2013 Ridgewood Business Prak: Discuss status with legal assistant	0.20 120.00/hr	24.00
Legal Assistant: Purchase from LSW - emails from and to Attorney Nowinski regarding documents needed for closing; work on Title Opinion	1.80 61.00/hr	109.80
Legal Assistant: Moose Lodge - call to Marty at the Moose Lodge regarding status of appraisal in order to proceed with closing and email to David Courey at American Bank regarding same; receipt and review of payoff letter from American Bank to release vacant lot from mortgage; email to Sue Borders at American Bank regarding notification to the Moose	0.40 61.00/hr	24.40
8/28/2013 Barks & Beaks: Review Quit Title Action between QC Development and Bark & Beaks	0.30 120.00/hr	36.00
Stephan Johnson: Review and revise Answers to Interrogatories and Request for Production	0.40 120.00/hr	48.00
Liquor Commission/4 Play: Draft Notice of Violation and subpoenas	0.50 120.00/hr	60.00
Calhoun: Phone conference with Tim Borhawski of Midwest Claims	0.40 120.00/hr	48.00
Legal Assistant: Attempt to reach Attorney Candy Pastnak; call to Attorney Dave Andich regarding dismissal of Adverse Possession lawsuit from 2007 regarding the Requet property (950 - 31st Avenue) and emailed memorandum to City Council regarding conveying property to adjacent property owners, Tom and Irita DeCrane	0.30 61.00/hr	18.30
8/29/2013 Liquor Commission: Draft Notice and subpoenas for 9/10/13 hearing	0.50 120.00/hr	60.00
Legal Assistant: Call from Mary Chappell regarding no response from Illinois Title loans; attempt to reach Ashley Leachman at Community Title Loans regarding same	0.20 61.00/hr	12.20
Legal Assistant: Purchase from LSW - call from Attorney Nowinski - seller documents arrived via overnight mail; to Attorney Nowinski's office to pick up same; minor corrections made; prepare documents for Meridian Title for recording and delivered same; call to Don Reichert regarding request for closing costs to be deposited and email to him regarding same; review of Attorney Nowinski's closing statement; minor revisions made; call from title company regarding deed and grants of easements of record; Laredo search for recorded copies of easements for use in preparing Title Opinion; email to Attorney Nowinski regarding documents of record; updated Title Opinion	2.70 61.00/hr	164.70
8/30/2013 Barge Terminal Lease: Review correspondence from tenant; review proposal for modification	0.30 120.00/hr	36.00

	<u>Hrs/Rate</u>	<u>Amount</u>
8/30/2013 Ridgewood Business Park: Review and execute title opinion	0.30 120.00/hr	36.00
Legal Assistant: Purchase from LSW - receipt and review of revised settlement statement from Attorney Nowinski; secure Jeff Eder's signature on behalf of City; preparation of closing checks and 1099-S; final review of title opinions having Ted Kutsunis sign same and delivering same to City; to Attorney Nowinski's office to deliver agreement, settlement statement, proceeds check, attorney fee check and 1099-S form	2.20 61.00/hr	134.20
Legal Assistant: Call to Attorney Steve Andich - need his figures for Sisco closing on 9/4/13	0.10 61.00/hr	6.10
Jumer's Crossing: Review email from Sue Wykoff	0.20 120.00/hr	24.00
For professional services rendered	<u>68.92</u>	<u>\$6,849.82</u>
Additional Charges :		
8/7/2013 Casey Hunter: Pacer charges - DGM		4.00
8/8/2013 Recorder of Deeds (Kelley demolition)		54.50
8/16/2013 Casey Hunter: Rebecca Todd, Court Reporter - transcript of testimony of Tim Muehler		300.00
8/27/2013 Meridian Title Co. - limited title search - Clarence & Sharon Jaster demolition		75.00
Meridian Title Co.: Ridgewood Business Park - updated search for grant from Economic Development Administration		125.00
LexisNexis: Skip trace search - Aniece J. Scott (Eddie Scott property, 1220 - 6th Ave.)		5.25
Total additional charges		<u>\$563.75</u>
Total amount of this bill		<u>\$7,413.57</u>
Previous balance		\$8,312.51
Accounts receivable transactions		
8/16/2013 Payment - thank you		( <u>\$8,312.51</u> )
Total payments and adjustments		( <u>\$8,312.51</u> )
Balance due		<u><u>\$7,413.57</u></u>