

**Date : 4/12/2023 6:57:20 AM**

**From : "Alphonse Talarico"**

**To : "Paul Dulberg" , "Paul Dulberg"**

**Subject : Re: to Paul and Alphonse about possible TIF lawsuit.**

**Attachment : Order April 3, 2023\_2022L010905\_04\_03\_2023\_Talarico Alphonse A.\_4f5ce54f-d881-466b-86bb-82e36a933031.PDF;**

Dear Mr. Dulberg,

This forwarded email has given me much to think about.

I and my (semi) retired former suite mate and friend for over 60 years, Conrad O. Duncker, have put in many hours in anticipation of litigating this matter.

To evaluate the strength of this case versus your other 3 matters is near impossible at this point but this case has negatives the other 3 do not: 1. the possibility of affirmative defenses generally categorized as "Tort Immunity " for organizations and individuals; 2. our announced concerns regarding the deed from Richard Kost; 3. the fact that Richard Kost may be viewed as a necessary party; 4. how to include you as a proper party to this case, 5. the actual damages pecuniary losses.

There may be more but these come to mind.

Furthermore, I thought the S.O. L. was May 1, 2023 not May 5, 2023 so please correct me if I am wrong.

Finally, please find attached an order filed as an administrative matter by Judge Otto sent to me today.

I am available for telephone contact this morning for discussion on all issues.

Please remember I am very much currently involved in drafting and setting my motion for a "Special Order" of court in Dulberg v. Baudin et al 2022L010905.

If you and Mr. Thomas Kost think this matter could be more efficiently and less expensively handled by another attorney, I will acquiesce.

As always, thank you and Mr. Kost for everything,  
Alphonse A. Talarico, Esq.

**From:** Paul Dulberg <Paul\_Dulberg@comcast.net>

**Sent:** Monday, April 10, 2023 9:32 PM

**To:** Alphonse Talarico <contact@lawofficeofalphonsetalarico.com>; Alphonse Talarico <alphonsetalarico@gmail.com>

**Subject:** Fwd: to Paul and Alphonse about possible TIF lawsuit.

Dear Mr Talarico,

I was asked to forward this to you.

Thank You,

Paul

Begin forwarded message:

**From:** T Kost <[tkost999@gmail.com](mailto:tkost999@gmail.com)>

**Subject: Re: to Paul and Alphonse about possible TIF lawsuit.**

**Date:** April 10, 2023 at 9:27:14 PM CDT

**To:** Paul Dulberg <[Paul\\_Dulberg@comcast.net](mailto:Paul_Dulberg@comcast.net)>

Paul, please forward message to Alphonse.

On Mon, Apr 10, 2023 at 9:26 PM T Kost <[tkost999@gmail.com](mailto:tkost999@gmail.com)> wrote:

Message to Alphonse and Paul about a possible TIF lawsuit.

These are my main concerns about any upcoming TIF lawsuit:

- 1) I believe statute of limitations is coming up around May 5th so I am sending out this message now.
- 2) Any TIF legal action must also involve Paul because we have to budget our time between a few lawsuits. So I want Paul to be involved with any TIF legal action just like I am involved in his lawsuits. We must continue to communicate well together so that each lawsuit receives the attention it deserves and is prioritized according to a plan with which we all agree.
- 3) I know that we have a very strong case against Popovich and against the Baudins. We also have very strong arguments against Clinton and Williams (and Flynn). I feel good about the strength of our cases.

But what about the TIF lawsuit? Is it as strong as the other cases? I honestly do not know from a legal point of view how strong the TIF case is and how worthy it is of our time and financing.

This is really a question for Alphonse. Is TIF legal action as strong as our other cases? If not, is it possible we are spreading ourselves too thin and actually diverting attention away from our strongest cases?

Financially we can afford it. But is it something that may divert us away from our legal malpractice/fraud cases in a way that is not in our best interest?

- 4) My home phone is 847-439-2198 but I don't answer the phone unless I know who is calling. If Alphonse was to call me I would like to know which phone number(s) he will be calling from so I can add those phone numbers to my directory. Paul will be involved with all decision-making so if I cannot be reached at any time a message can be left through Paul.

Thanks, Tom Kost