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LIEN BY CONTRACTUAL AGREEMENT



Doc# 1819344020 Fee \$50.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/12/2018 10:51 AM PG: 1 OF 7

for recorder office only

The Claimant, Assurance Legal LLC, of Cook County, State of Illinois, hereby files a claim for lien for attorney's fees and costs pursuant to written Retainer Agreement, as Exhibit A, against Mahmoud Elsheikh, (hereinafter referred to as "Owner,") of Cook County, Illinois and states:

There remains unpaid and owing to the claimant the amount of \$2,930.00 plus costs, consisting of unpaid attorney's fees arising from the Retainer Agreement and the resulting fee invoices attached as Exhibit B. Claimant claims a lien on the premises described below, to wit:

58 Madison Street, Oak Park, IL 60302
PIN 16-08-322-028-0000
Legal Description Attached as Exhibit C



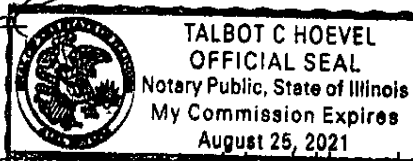
John Hoevel,
Attorney for Assurance Legal LLC

State of Illinois:
County of Cook:

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, 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 7 day of June, 2018.



Notary Public



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

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RETENTION AGREEMENT



Date: 09/06/2017

This Retainer Agreement is for Legal Services.

As owner or taxpayer of the property listed below, I Mahmoud Elsheikh hereby retain the attorneys at Attorney Jennifer A. Blanc to file a property tax assessment grievance complaint on my behalf with the proper assessing jurisdiction for 2017. I understand that Attorney Blanc will file the necessary supporting documents and represent me during an administrative review and will appear personally on my behalf if required by the Cook County Assessor or the Cook County Board of Review. It is understood that my attorney will not file for judicial review under the terms of this agreement. If, my attorney deems that a judicial proceeding is warranted, she will discuss it with me before proceeding.

It is agreed that in return for this representation, I will pay no upfront fee. I will pay a contingency fee of 25% of any tax savings resulting from my attorney's representation, unless my case is covered by my employer's group legal insurance benefits. My attorney may seek to appeal the 2017 which may produce future tax year savings (i.e. in cases where my property is located within a reassessment zone) and or my attorney may seek a Certificate of Error which may produce tax refund for prior tax years.

Tax savings are based on an estimated bill a tax bill is comprised of tax assessments, local tax rate and a state multiplier. My attorney is seeking an appeal from tax assessments only and in determining my tax savings shall apply those government's tax rates and multiplier publicized as of the date my tax assessment reduction is granted.

If my attorney is not successful in obtaining a lower assessment of my property or a certification of error, if applied for, then I pay no fee.

Under no circumstances can the fees I owe exceed 100% of the first year's actual tax savings in the event my property is located in a reassessment zone.

It is understood that a challenge that is submitted by Sep 11 2017 and results in lowered property assessment does not mean necessarily that I will receive a refund check from the treasurer. It means that I would receive a tax bill for the tax year that reflects a lower assessed value. It is possible that a refund check would be issued if a decision wasn't made until after the tax year had begun and I have made a payment that is more than what is due for the current appeal tax year based upon an adjusted bill. In the event that I have overpaid the taxes due for the entire year, then I would receive a refund. Another scenario which may entitle me to a refund is where my attorney is successful in procuring a Certificate of Error for prior tax years. A Certificate of Error may be applied for based upon a credible dispute in size, age and or misclassification of my property. If after approving the corrections the government finds that the assessment would have been lower for the prior tax years and approves my property for a refund, then the aggregate difference between the taxes that would have been due in light of the correction being made and the taxes that were in fact paid for the prior tax years, may result in an overpayment of prior tax years. If and when our office is contacted by the County of such occurrence, my attorney shall (1) notify me of the refund amount and (2) send a separate invoice for attorney fees due and payable for having succeeded in procuring said Certification of Error.

For any successful challenge, whether by protest appeal or certification of error, I will receive an invoice from my attorney within sixty (60) days of her being notified of an assessment reduction by the assessing authority. It

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is agreed that I will pay the invoice in full within 30 days of receiving it from my attorney. If I am unable to pay the full amount due within the 30 days, then I will make a partial payment reflecting 1/3 of the payment due and pay said sum in three installments over a six month period. All payments I make shall be with good funds. My attorney prefers payment in the form of a cashier's check or money order or credit card payment. If a payment is accepted by personal check or a payment is stopped then I will pay the attorney's banking fees related to the unavailability of the payment and the minimum fee I will pay is \$35. If I pay by credit card and payment is reversed after services are rendered for whatever reason, then I will pay all costs and damages related to the reversal and the minimum fee of \$100. If payment is more than three months delinquent, my attorney reserves the right to file its attorney lien against my property at the county recorder's office. ← ★

If my attorney receives a refund on my behalf, Assurance Legal, LLC agrees to issue me a check in the amount of the total refund less the amount of the fee owed to it. My attorney agrees to turnover my refund less the attorney fees due within thirty (30) days of having received said refund unless I have relocated without notifying him in writing or if title to the property has been transferred for any reason.

It is understood that I will provide my attorney with the property information requested and that such information will be accurate to the best of my knowledge. I agree to provide all the information requested in a timely manner so as to allow my attorney to file the necessary paperwork before the deadline of Sep 11 2017. I acknowledge that my attorney is a licensee of Real Estate Tax Master LLC's collaborative platform, known as the Property Tax Appeal Center. All communications with my attorney other than verbal communication shall take place through the portal. I hereby ratify and acknowledge the terms and conditions outlined in the RealEstateTaxMaster.Com's Appeal Authorization Agreement, which is available at my property information profile page within the portal and incorporated by reference. I shall make best efforts to comply with the requirements specified therein including uploading necessary documentation and executing appeal forms which my attorney requests.

I understand that as a licensee of Real Estate Tax Master.Com the license granted my attorney may or may not involve a fee paid to Real Estate Tax Master.Com and my attorney may have a financial interest in Real Estate Tax Master, LLC. or benefit from the sale of the products or services that www.RealEstateTaxMaster.com provides consumers. My attorney utilizes Real Estate Tax Master Analytics and the Collaborative Platform as a tool to better prepare for my case. Irrespective of such licensing fees or royalty fee arrangement, my attorney shall exercise his or her independent judgement and discretion in my case. To the extent that it is perceived that the later raises a potential conflict of interests, I hereby waive any potential conflict of interest that may arise.

I affirm to Assurance Legal, LLC that no other attorney and/or tax grievance consulting firm has been hired by me to file a challenge that will affect my 2017 tax bill.

It is agreed that if, at any time up until the resolution of my challenge, I decide to sell my property, I will notify my attorney immediately.

It is understood that this Retainer Agreement takes effect immediately and terminates the earliest of time when my attorney my attorney has notified me of an Appeal victory or has notified me that no further action will be taken to Appeal.

I hereby give my attorney, Assurance Legal, LLC, sole and full authority to negotiate a settlement or procure a certification of error of my grievance with the assessing authority without further notification.

I am the owner/taxpayer of the property described below and agree to the terms as listed above:

Name (s): Mahmoud Elsheikh

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Address: 58 MADISON ST Oak Park Illinois 60302

2/11]

Taxpayer's Signature: _____

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Property of Cook County Clerk's Office

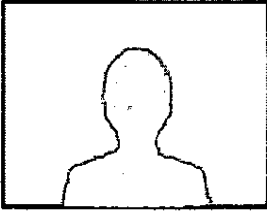
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Signature Certificate

RightSignature

Easy Online Document Signing

Document Reference: YY2XVTJP2KS4256KW3KFPT



Mahmoud Elsheikh
Party ID: T9U8UUIJ9JAZSKC74PWXTK
IP Address: 172.58.143.18
VERIFIED EMAIL: aslmasry@yahoo.com

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

d5463d978e903af9c3c6ccd1702f60159795af54



Timestamp

2017-09-08 05:17:38 -0700

Audit

All parties have signed document. Signed copies sent to: Jennifer A. Blanc, Attorney at Law and Mahmoud Elsheikh.

2017-09-08 05:17:37 -0700

Document signed by Mahmoud Elsheikh (aslmasry@yahoo.com) with drawn signature. - 172.58.143.18

2017-09-08 05:14:19 -0700

Document viewed by Mahmoud Elsheikh (aslmasry@yahoo.com). - 172.58.143.18

2017-09-06 08:37:13 -0700

Document created via the RightSignature API by Jennifer A. Blanc, Attorney at Law (admin@assurancetele.com). - 52.27.51.161

PROPERTY OF COOK COUNTY CLERK'S OFFICE
COOK COUNTY
RECORDER OF DEEDS



This signature page provides a record of the online activity executing this contract.

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Nov 20, 2017

Via Email: aslmasry@yahoo.com

Mahmoud Elsheikh
58 Madison
Oak Park, Illinois, 60302

Re: Appeal Complaint No: 27-14248-001; Lead P.I.N.: 16-08-322-028-0000
Property Address: 58 Madison St Oak Park, Illinois 60302

Dear Mahmoud Elsheikh:

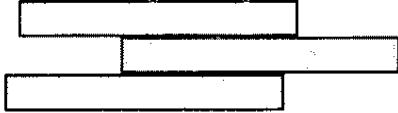
Total Estimated Tax Savings \$8,370.00 (SEE RESULT DETAILS ON PAGE 2)

Please be advised that our appeal of your tax assessment for the above property was successful. The original assessment was \$39,432.00 and after seeking relief from the Assessor's values at the Cook County Board of Review agency, the total assessed value for the above property is reduced to \$32,500.00, a net decrease of 17.58%.

You will see a reduction in your tax liability on the final installment tax bill that is publicized by your county treasurer. This is known as the Adjusted Tax Bill. If the first installment bill you pay in 2017 results in an overpayment of the entire 2017's tax liability, then you will be due a refund after the Adjusted Tax Bill is published.

INVOICE: Payment due for Legal Services rendered and payable to **Assurance Legal, LLC**: \$2,930.00 (35 % of tax Savings).

METHODS OF PAYMENT: Payment is due within 30 days of the date of this invoice. If you are unable to make your payment, you may elect to make 3 partial payments within 6 months until the entire balance is remitted : Click the Paypal Button below for Electronic Payment Option.



Mail Option: Send Cashier's Check or Money Order to:
Assurance Legal, LLC: 203 N. LaSalle, Suite 2100 ,Chicago, Illinois 60601.

Very Truly Yours,

Assurance Legal, LLC
Jennifer A. Blanc
Attorney at Law

203 N. LaSalle, Suite 2100.
Chicago, Illinois 60601
Ph: 708/848-LAW-1 (5291)
jenniferb@assurancelegalre.com

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LEGAL DESCRIPTION

LOT 35 IN HOUSTON'S SUBDIVISION LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY IN THE WEST 1/2 HALF OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 58 WEST MADISON STREET
OAK PARK, ILLINOIS

APN: 16-08-322-028-0000

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

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