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LIEN BY CONTRACTUAL AGREEMENT



Doc# 2130233000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/29/2021 09:11 AM PG: 1 OF 4

The Claimant, **Siegel & Callahan, P.C.**, of Cook County, State of Illinois, hereby files a claim for lien for attorney's fees and costs pursuant to written Fee Agreement, attached as Exhibit A, against **Nicolas Carpio**, (hereinafter referred to as "Owner,") of Cook County, Illinois and states:

There remains unpaid and owing to the Claimant the amount of \$1,206.00 plus late charges of \$727.96 and collection fees of \$397.98 for a total of **\$2,429.94** consisting of unpaid attorney's fees. The principal balance continues to accrue late charges at the **rate of 18% per year**. The attached Fee Agreement allows for the filing of a lien against the subject real estate in the case of non-payment. Claimant claims a lien on the premises described below, to wit:

Property Index Numbers: **15-24-208-022-000 and 15-24-208-023-000**

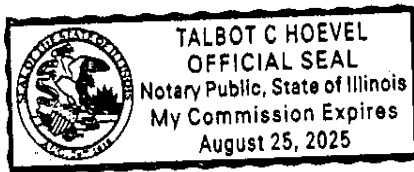
Address: **7204 13th Street, Forest Park, IL 60130**

See Legal Description Attached



John Hoevel, Attorney for
Siegel & Callahan, P.C.

I, the undersigned, a Notary Public in and for Cook County, in the State of Illinois, 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 27 day of October, 2021.





Notary Public

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

S ✓
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S ✓
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INTEK

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LEGAL DESCRIPTION

7204 W. 13TH Street, Forest Park, IL 60130

**PIN 15-24-208-022-0000
and 15-24-208-022-0000**

LOTS 1 AND 2 IN BLOCK 8 IN BRADISH AND MIZNER'S ADDITION TO RIVERSIDE, BEING A SUBDIVISION OF THE EAST ½ OF THE NORTH EAST ¼ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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LAW OFFICES

SIEGEL & CALLAHAN, P.C.

20 NORTH CLARK STREET, SUITE 2200

CHICAGO, ILLINOIS 60602

TELEPHONE: (312) 629-0222

FAX: (312) 236-7660

ARNOLD G. SIEGEL

MAX E. CALLAHAN

JERRY D. BROWN

CONTINGENT FEE AGREEMENT - 2017 through 2019

Client: Carpio, Nicholas
Property Address: 7204 13th Street
Township/Volume: 171 Property Index Number(s): 15-24-208-022, 15-24-208-023

Siegel & Callahan, P.C. ("Attorney"), is hereby engaged to represent Client before the Cook County Assessor, Cook County Board of Review, to take such action as may be warranted to achieve one or more reductions in the assessed value of the above specified property (the "Property"). Client shall fully cooperate with Attorney, and shall timely provide all requested information and documentation.

Client agrees to pay to Attorney a Contingent Fee equal to 50.00% of the "Tax Savings" obtained for the first or second year of the 2017 - 2019 triennial reassessment period for which a "Tax Savings" is achieved at the Cook County Assessor and/or Cook County Board of Review. In the event that the Assessor and/or Board issues a result stating one-year-only relief or, in the event that an appeal to the Assessor and/or the Board is initiated in the third year of the triennial, Client shall pay to Attorney half of the standard Contingent Fee indicated above. "Tax Savings" is defined as the computation resulting from applying the last known equalization factor and tax rate to the difference between the Assessor's proposed assessment at the commencement of the appeal and the reduced assessment resulting from Attorney's appeal. If no Tax Savings is achieved, there shall be no Contingent Fee. Subject to client's prior approval, client agrees to pay all costs for necessary appraisals or expert witnesses.

Attorney may additionally seek one or more Certificates of Error for the Property, which may result in one or more Tax Refunds of the property tax paid for the Property for this triennial period or for any other tax year(s). Client shall pay to Attorney a Contingent Fee equal to 33.33% of each such Tax Refund obtained for any such year(s). Attorney may also pursue additional assessment reduction before the Illinois State Property Tax Appeals Board ("PTAB") and/or Specific Objection filed in the Circuit Court of Cook County. Client shall pay Attorney a Contingent Fee of 33.33% of any Tax Refund(s) achieved before the PTAB or as a result of a Specific Objection filed in the Circuit Court; if the County or State issues refund check(s) to Client with respect to any Tax Refund(s) achieved by Attorney, Client hereby authorizes and directs Attorney to sign on Client's behalf and to receive said refund check(s), to negotiate and deposit such refund check(s), to deduct therefrom all professional fees which Client then owes to Attorney, and to thereafter promptly remit the balance to Client.

Fees for Attorney's professional services shall be due and payable within thirty (30) days of the issuance of Attorney's invoice(s) to Client. Client shall be liable for the payment of Attorney's fees regardless of whether the Property is subsequently sold or otherwise conveyed. If Attorney's fees remain unpaid for more than ninety (90) days after the issuance of Attorney's invoice, Client agrees: (i) that interest on the unpaid balance shall accrue at the rate of 1-1/2% per month; (ii) to reimburse Attorney for all of its court costs and legal fees incurred in connection with the collection of Client's unpaid invoice(s); (iii) that Attorney shall have a security interest in the Property to the extent of Attorney's unpaid invoice(s) which may be recorded against the Property; and (iv) Attorney may, upon written notice to Client, withdraw as Client's counsel and discontinue, without liability, providing any further legal services to Client.

Siegel & Callahan, P.C.
By [Signature] Date 2/27/17 2/27/17

Client:
By [Signature] Date 2-22-2017

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LAW OFFICES
SIEGEL & CALLAHAN, P.C.
 29 NORTH CLARK STREET, SUITE 2200
 CHICAGO, ILLINOIS 60602
 TELEPHONE: (312) 629-0222
 FAX: (312) 236-7600

ARNOLD G. SIEGEL
MAX E. CALLAHAN
JERRY D. BROWN

May 21, 2018

Mr. Nicholas Carpio
 1236 Adler Lane
 Carol Stream, IL 60188

RE: Property Tax Reduction
 7204 13th Street

Twp.: Proviso

PAR: 15-24-208-022, 15-24-208-023

For Professional Services Rendered (for 2017 Assessor and Board of Review Reduction)

Assessed Valuation	\$40,751
Revised Assessor Valuation	- \$34,019
Revised Board of Review Assessed Valuation	- \$34,019
Reduction in Assessed Valuation	\$6,732
Equalization Factor (2016)	x 2.8032
Equalized Assessed Valuation	\$18,871
2016 Tax Rate	x 12.784
Reduction in Tax Bill	\$2,412
Fee Due for 2017 tax savings (50.00% according to fee agreement)	\$1,206

BALANCE NOW DUE: \$1,206