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Doc# 2313034027 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/10/2023 02:28 PM PG: 1 OF 25

Attorney Contingent Fee Contract



FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

May 10, 2023

Legal Description of Property: see attachment A

Property Address: 2847 West Washington Boulevard
Chicago, IL 60612

Mailing Address: 27 Iris Avenue
San Francisco, CA 94118

PINs: 16-12-327-004-0000

Signed: 

Robert E. Pernai
Attorney, Flanagan | Bilton LLC

Prepared by Robert E. Pernai

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Volume: 555
 Index No: 16-12-327-004-0000
 Township: West
 Period: Tax Years 2015 through 2017

ATTORNEY CONTINGENT FEE CONTRACT

By this Agreement Hemlata Vyas ("Owner") hires FLANAGAN | BILTON, LLC ("FB"), Attorneys at Law, of Chicago, Illinois, to be the legal representatives of the Owner, limited to real estate tax matters relating to the Owner's property located at 2847 West Washington Boulevard, Chicago, Illinois appearances before any administrative body or court, and present any tax payment under protest that FB deems necessary to obtain a lawful assessment, tax or tax refund upon the Owner's Property. Illegal tax rate objections will be filed on properties having an assessed value in excess of \$100,000.00. For this work the Owner agrees to pay FB a contingent fee as follows:

1. For reducing assessed values prior to tax payment, an amount equal to 12 1/4% of the annual tax saved for each year that the reduced assessed value is maintained. This fee is calculated by multiplying the assessed value reduction by the equalized tax rate then in effect.
2. For obtaining tax refunds or tax savings, through Court Order or order of the Illinois Property Tax Appeal Board (PTAB), including Certificates of Error and refunds pertaining to Illegal Tax Rates, an amount equal to 1/3 of the amount refunded, including interest.
3. If a tax refund or savings obtained by an order of PTAB is maintained for a subsequent year or years within the same triennial assessment period, then an amount equal to 1/3 of each year's tax savings due to the maintained PTAB order.
4. Sale, foreclosure or any other transfer of the Property from the Owner to another person or entity will not relieve the Owner from the Owner's obligation to pay the fee as set forth for the remaining years covered by this Contract. In the event that the Owner enters into a contract to sell this property the Owner will notify FB. The Owner agrees to pay all outstanding fees from the proceeds of the sale.
5. If taxing jurisdictions initiate an undervaluation complaint against any property pertaining to this contract, FB and Owner shall negotiate an hourly billing structure.
6. Payment of all invoices is expected within 30 days from the date of the invoice. Attorney reserves the right to charge, and the client hereby agrees to pay, interest at the rate of 1.5% per month if payment is not received within 30 days from the date of invoice.

The Owner is not obligated to pay FB any fee for legal services other than the contingent fee. Court costs, filing fees and fees for appraisers or expert witnesses are to be paid by the Owner. FB is authorized to take whatever action it deems appropriate to safeguard Owner's tax refunds, pursuant to Rule 1.15 of the Illinois Rules of Professional Conduct. FB may receive the settlement or judgment refund amount and may retain its fee before disbursing the remainder to the Owner. FB will use its best efforts in representing the Owner, but makes no promises or guarantees regarding the outcome of this matter. The Owner agrees to pay FB's fees within thirty days of receipt of a bill from FB. The undersigned entering into this Contract on behalf of the Owner represents that he is authorized to do so. This contract constitutes the entire agreement between FB and the Owner as to this matter. FB and the Owner acknowledge that there are no communications or oral understandings, contrary, different or which in any way modify the terms of this Contract. This Contract may be modified only by written agreement signed by FB and the Owner.

DATED: July 17, 2015
 At Chicago, Illinois

By: Hemlata Vyas

Accepted:

Owner's Billing Address:

FLANAGAN | BILTON, LLC

2847 West Washington Blvd.
Chicago, IL 60612

Phone Number: 415-794-2381

E-mail Address: hemlata103@yahoo.com

ATTORNEY'S COPY

UNOFFICIAL COPY

Volume: 555
Index No: 16-12-327-004-0000
Township: West
Period: Tax Years 2018 through 2020

ATTORNEY CONTINGENT FEE CONTRACT

By this Agreement Hemlata Vyas ("Owner") hires FLANAGAN | BILTON, LLC ("FB"), Attorneys at Law, of Chicago, Illinois, to be the legal representatives of the Owner, limited to real estate tax matters relating to the Owner's property located at 2847 West Washington Boulevard, Chicago, Illinois appearances before any administrative body or court, and present any tax payment under protest that FB deems necessary to obtain a lawful assessment, tax or tax refund upon the Owner's Property. Illegal tax rate objections will be filed on properties having an assessed value in excess of \$100,000.00. For this work the Owner agrees to pay FB a contingent fee as follows:

1. For reducing assessed values prior to tax payment, an amount equal to 12 1/2% of the annual tax saved for each year that the reduced assessed value is maintained. This fee is calculated by multiplying the assessed value reduction by the equalized tax rate then in effect.
2. For obtaining tax refunds or tax savings, through Court Order or order of the Illinois Property Tax Appeal Board (PTAB), including Certificates of Error and refunds pertaining to Illegal Tax Rates, an amount equal to 1/3 of the amount refunded, including interest.
3. If a tax refund or savings obtained by an order of PTAB is maintained for a subsequent year or years within the same triennial assessment period, then an amount equal to 1/3 of each year's tax savings due to the maintained PTAB order.
4. Sale, foreclosure or any other transfer of the Property from the Owner to another person or entity will not relieve the Owner from the Owner's obligation to pay the fee as set forth for the remaining years covered by this Contract. In the event that the Owner enters into a contract to sell this property the Owner will notify FB. The Owner agrees to pay all outstanding fees from the proceeds of the sale.
5. If taxing jurisdictions initiate an undervaluation complaint against any property pertaining to this contract, FB and Owner shall negotiate an hourly billing structure.
6. Payment of all invoices is expected within 30 days from the date of the invoice. Attorney reserves the right to charge, and the client hereby agrees to pay, interest at the rate of 1.5% per month if payment is not received within 30 days from the date of invoice.

The Owner is not obligated to pay FB any fee for legal services other than the contingent fee. Court costs, filing fees and fees for appraisers or expert witnesses are to be paid by the Owner. FB is authorized to take whatever action it deems appropriate to safeguard Owner's tax refunds, pursuant to Rule 1.15 of the Illinois Rules of Professional Conduct. FB may receive the settlement or judgment refund amount and may retain its fee before disbursing the remainder to the Owner. FB will use its best efforts in representing the Owner, but makes no promises or guarantees regarding the outcome of this matter. The Owner agrees to pay FB's fees within thirty days of receipt of a bill from FB. The undersigned entering into this Contract on behalf of the Owner represents that he is authorized to do so. This contract constitutes the entire agreement between FB and the Owner as to this matter. FB and the Owner acknowledge that there are no communications or oral understandings contrary, different on which in any way modify the terms of this Contract. This Contract may be modified only by written agreement signed by FB and the Owner.

DATED: August 1, 2018
At Chicago, Illinois

Accepted:

FLANAGAN | BILTON, LLC



By: Hemlata Vyas

Owner's Billing Address:

2847 West Washington Blvd.
Chicago, IL 60612

Phone Number: 415-794-2381

E-mail Address: hemlata103@yahoo.com



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FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Property: **2847 West Washington Boulevard, Chicago, Illinois 60612**
Parcel No: **16-12-327-004-0000**
County: **Cook/West Township**
Assessment Period: **Tax Years 2021 through 2023**

CONTINGENT FEE CONTRACT

By this agreement, **HEMLATA VYAS**, (Owner/Agent) hires Flanagan | Bilton LLC (FB), Attorneys at Law, to represent Owner/Agent in real property tax matters only, relating to such taxes levied upon Owner/Agent's property located at **2847 West Washington Boulevard, Chicago, Illinois**. The purpose of this hiring is to achieve the lowest lawful tax on this property.

To accomplish this purpose, FB is authorized to do the following:

1. Obtain and review assessment and tax records and all other relevant documents, public or private;
2. Discuss and negotiate the assessment on Owner/Agent's property with relevant government officials;
3. Prepare and present complaints and petitions to assessors, review boards or other administrators;
4. Prepare, file and try court cases;
5. Take whatever lawful actions necessary to accomplish this purpose, to act in Owner/Agent's interest, and to protect Owner/Agent's property.

Owner/Agent will cooperate with FB in furnishing financial data, surveys and other evidence needed to prepare complaints and petitions.

An on-site inspection of the Owner/Agent's property will be conducted if deemed necessary by FB personnel. FB will furnish tax information on competing properties, if needed and available. FB will report to Owner/Agent, provide estimates of property tax for budget purposes, and other information on property tax matters as requested by Owner/Agent.

For the services described herein, Owner/Agent agrees to pay FB as follows.

- A. For reducing assessed values, or obtaining tax savings, refunds or credits at county administrative levels, prior to court, or prior to state appeal boards, a fee percentage of the taxes saved, refunded or credited depending on the location of the property described below.
 - I. National (all properties not located in Texas or Cook County, IL)
 - i. In jurisdictions that re-assess annually, Twenty-Five percent (25%) fee of the taxes saved, refunded or credited on an annual basis;
 - ii. In jurisdictions with multi-year re-assessment cycles, Twenty-Five percent (25%) fee of the taxes saved, refunded or credited for two (2) years of the re-assessment cycle. If FB obtains a further reduction during the assessment cycle, an additional Twenty-Five percent (25%) fee of the additional tax savings for two (2) years as well.
 - II. Texas
 - i. Twenty percent (20%) of the taxes saved, refunded or credited on an annual basis.
 - III. Cook County, IL
 - i. Twelve-and-a-half percent (12.5%) of the annual taxes saved for each year that the reduced assessed value is maintained. This fee is calculated by multiplying the assessed value reduction by the equalized tax rate then in effect.

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- B. For reducing assessed values, or obtaining tax savings, refunds or credits as a result of court actions or state appeal board actions, a fee equal to one third (1/3) of the amount saved, refunded or credited for all properties (including Texas, Cook County and National properties). Multi-year assessment cycles will be billed in the same manner as Section A(I)(ii).
- C. For tax estimates, the per property fee is:
 - I. Development properties - \$2,500;
 - II. Non-development properties - \$1,500.
- D. An annual review fee of \$500 per property to review properties in Arizona, Oregon, Nevada, and Oklahoma.
- E. Sale, foreclosure or any other transfer of any property listed on the property rider will not relieve Owner/Agent/Manager of the obligation to pay the fee as set forth for the current tax year or the remaining years of that property's assessment period.

If local counsel is required to assist FB, FB is authorized to retain such counsel, and FB is liable for the fee of local counsel. Owner/Agent shall be responsible for the cost of appraisals, expert witness fees, court costs, filing fees, and court reporter or transcript costs. Only Owner/Agent shall hire appraisers and other experts, and FB has no authority to hire such persons without the express consent of Owner/Agent.

FB is authorized to take any necessary and legal action it deems appropriate to safeguard Owner/Agent's tax refunds. FB may receive the settlement or judgment refund amount and may retain its fee before disbursing the remainder to the Owner/Agent.


FB will use its best efforts in representing the Owner/Agent but makes no promises or guarantees regarding the outcome of any matter. The Owner/Agent agrees to pay FB's fees within thirty (30) days of receipt of a bill from FB. The undersigned entering into this Contract on behalf of the Owner/Agent represents that he/she is authorized to do so. This Contract constitutes the entire agreement between FB and the Owner/Agent as to this matter. FB and Owner/Agent acknowledge that there are no communications or oral understandings contrary or in addition to the terms incorporated herein. This Contract may be modified only by written agreement signed by FB and Owner/Agent.

The term of this Contract will be from the date of signing and will continue indefinitely until terminated by either party. Notice of termination of this Contract shall be given in writing thirty (30) days prior to the effective date of termination. Upon notice of termination, all fees earned will be due, including future fees resulting from maintained reductions for the remainder of an assessment period for all of the properties listed above or on rider.

Properties may be added or removed to the above list by Owner/Agent. Removal of a property will act as a termination for that property and all fees earned on that property at the time of termination will be due as stated above.

For FB:

Signature:



Print Name:

Huan Cassioppi Tran

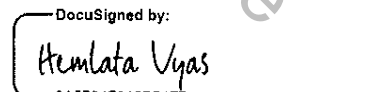
Title:

Date:

May 5, 2022

For Owner/Agent:

Signature:

DocuSigned by:


Print Name:

Hemlata Vyas

Title:

Member

Date:

5/5/2022

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COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.803.3818
WWW.COOKCOUNTYASSESSOR.COM

2015

Appeal Year

Owner / Lessee Verification Affidavit

Town:

Appeal Number:

16-12-327-004-0000

Property Index Number(s)

Property Index Number(s)

2847 West Washington Boulevard

Property Street Address

Chicago

State

60612

Zip

City

West

Township

New Parie Investments, LLC
Owner / Taxpayer

c/o Flanagan | Bilton, LLC, 500 N. Dearborn St., Suite 400
Owner's Mailing Address

Chicago

IL

60654

City

State

Zip

312-782-5000

Daytime Phone Number

Email Address

Hemlata Vyas
Name of Affiant

being first duly sworn on oath state:

1. That I am (please check one): An Owner of the property described above.

A Lessee of the property described above.

A Tax Buyer of the property described above (year(s) purchased) _____

A duly authorized Officer/Agent of the New Parie Investments, LLC
corporation/partnership which owns the property described above.

2. I have sufficient knowledge of the operations of the above property to execute this affidavit.

3. I have personal knowledge that the above property:

has been purchased within the last 3 years

has been refinanced within the last 3 years.

If sold or refinanced:

565,000.00
Purchase Price

04/16/2014
Date of Purchase

Type of Rate: Fixed Variable

Interest Rate: _____ %

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COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

Owner / Lessee Verification Affidavit

- 4. that for the assessment year 2015 I have authorized Flanagan / Bilton, LLC whose name appears on the appeal form to represent me before the Assessor relative to the assessment of the property listed;
- 5. that any income and expense information provided by me, either directly or through my representative, accurately reflects the result of the operations;
- 6. that I am familiar with the day-to-day operations and the financial records and statements concerning the subject property; and
- 7. that any and all documentation and supporting data to be tendered to the Cook County Assessor's Office by my attorney or representative are true and accurate, and further that any documents which purport to have been filed with any government agency, including the Internal Revenue Service, were, in fact, so filed.

Further affiant sayeth not.

Hemlata Vyas
Signature of Owner/Lessee

Hemlata Vyas
Print Name

08/10/2015
Date

312-782-5000
Daytime Phone Number

Subscribed and sworn before me this 10 day of August, 2015.

[Signature]
Signature of Notary Public

OFFICIAL SEAL
SYLVIA FORD
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/2018
Notary Stamp

As appointed attorney or representative for the owner/lessee of the property described above, I affirm that I have read the Cook County Assessor's Rules for Filing Appeals.

[Signature]
Signature of Attorney/Representative

Flanagan / Bilton, LLC
Firm Name

James E. Owens
Print Name

500 North Dearborn Street, Suite 400
Street Address

Date

Chicago IL 60654
City State Zip

920
Atty / Rep Code

312-782-5000
Daytime Phone Number

UNOFFICIAL COPY

COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3816
WWW.COOKCOUNTYASSESSOR.COM

2018
Appeal Year

Owner / Lessee Verification Affidavit

Town _____
Appeal Number 194956

16-12-327-004-0000
Property Index Number(s)

Property Index Number(s) _____

2847 West Washington Blvd.
Property Street Address

Chicago IL 60612
City State Zip

Township _____

New Parie Investments, LLC
Owner / Taxpayer

c/o Flanagan/Bilton, LLC, 500 N. Dearborn St., Suite 400
Owner's Mailing Address

Chicago IL 60654
City State Zip

312-782-5000
Daytime Phone Number

Email Address _____

Hemlata Vyas
Name of Affiant

being first duly sworn on oath state:

1. That I am (please check one):
- An Owner of the property described above
 - A Lessee of the property described above
 - A Tax Buyer of the property described above (year(s) purchased) _____
 - A duly authorized Officer/Agent of the New Parie Investments, LLC corporation/partnership which owns the property described above

2. I have sufficient knowledge of the operations of the above property to execute this affidavit

3. I have personal knowledge that the above property:

- has been purchased within the last 3 years
- has been refinanced within the last 3 years

If sold or refinanced: 565,000.00
Purchase Price

04/16/2014
Date of Purchase

Type of Rate: Fixed Variable

Interest Rate: _____ %

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COOK COUNTY ASSESSOR
JOSEPH BERRIOS



COOK COUNTY ASSESSOR'S OFFICE
118 NORTH CLARK STREET, CHICAGO, IL 60602
PHONE: 312.443.7550 FAX: 312.603.3616
WWW.COOKCOUNTYASSESSOR.COM

Owner / Lessee Verification Affidavit

4. that for the assessment year 2018 I have authorized Flanagan | Bilton, LLC whose name appears on the appeal form to represent me before the Assessor relative to the assessment of the property listed;
5. that any income and expense information provided by me, either directly or through my representative, accurately reflects the result of the operations;
6. that I am familiar with the day-to-day operations and the financial records and statements concerning the subject property; and
7. that any and all documentation and supporting data to be tendered to the Cook County Assessor's Office by my attorney or representative are true and accurate, and further that any documents which purport to have been filed with any government agency, including the Internal Revenue Service, were, in fact, so filed.

Further affiant sayeth not.

Hemlata Vyas
Signature of Owner/Lessee

Hemlata Vyas
Print Name

06/26/2018
Date

312-782-5000
Daytime Phone Number

Subscribed and sworn before me this 26th day of

June, 2018
Carrie Mitchell
Signature of Notary Public



As appointed attorney or representative for the owner/lessee of the property described above, I affirm that I have read the Cook County Assessor's Rules for Filing Appeals.

James E. Owens
Signature of Attorney/Representative

Flanagan | Bilton, LLC
Firm Name

James E. Owens
Print Name

500 North Dearborn Street, Suite 400
Street Address

6.26.18
Date

Chicago IL 60654
City State Zip

920
Atty / Rep Code

312-782-5000
Daytime Phone Number

UNOFFICIAL COPY

COOK COUNTY BOARD OF REVIEW

2021 ATTORNEY AUTHORIZATION FORM

2021 Complaint No. <u>77-14447</u>	Township: <u>West</u>
PIN(s): <u>16-12-327-004-0000</u>	
Address: <u>2847 West Washington Boulevard</u>	
City: <u>Chicago</u>	State: <u>IL</u> ZIP Code: <u>60612</u>


ATTORNEY AUTHORIZATION

1. I am a/an (check applicable)
- owner, executor, trust beneficiary of this property; or
 - a lessee (tenant) liable for the real estate taxes of the property for this tax year; or
 - a former owner liable for the real estate taxes of the property for this tax year; or
 - a duly authorized officer of the _____
Corporation, Partnership, LLC, or other entity which owns the property described above.

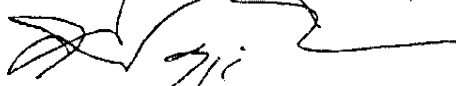
2. I have personal knowledge that the property described above
- has not been purchased since January 1, 2018; or
 - has been purchased on or after January 1, 2018 (complete below)
Purchase Price: \$ _____ Date of Purchase: _____

3. For assessment year 2021, I explicitly authorize the following attorney/law firm:
- FLANAGAN | BILTON, LLC
1 North LaSalle Street, Suite 2100, Chicago, IL 60602 (312) 782-5000

to represent me before the Cook County Board of Review in connection with the assessment of the above mentioned property. Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

DocuSigned by:
Hemlata Vyas  Hemlata Vyas 5/5/2022
Signature of Affiant /Owner/Appellant Print Name of Affiant /Owner/Appellant Date:

I certify that I have entered into the attorney/client relationship with the affiant and that I have read the accompanying assessed valuation complaint and supporting documents. Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

 5/5/2022 11629
Signature of Attorney Date: BOR Atty. Code

UNOFFICIAL COPY EXHIBIT A

0146-23166 MS
TRUSTEE'S DEED 12/3

Reserved for Recorder: Doc#: 1412219059 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/02/2014 12:03 PM Pg: 1 of 2

This indenture made this 11th day of April, 2014, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 3rd day of February, 2003, and known as Trust Number 1111719, part of the first part, and New Paris Investments, LLC

whose address is:

27 Iris Avenue
San Francisco, CA 94118

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Lots 20 and 21 (except that part thereof included in Washington Boulevard) in the subdivision Block 1 of Block 28 in Lee's subdivision of the Southwest 1/4 of Section 12, Township 33 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 16-12-327-004-0000 **2847 W. Washington BLVD, Chicago, IL 60612**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

REAL ESTATE TRANSFER 04/22/2014



CHICAGO: \$4,237.50
CTA: \$1,695.00
TOTAL: \$5,932.50

16-12-327-004-0000 | 20140401602415 | 2DY155

REAL ESTATE TRANSFER 04/24/2014



COOK \$282.50
ILLINOIS: \$565.00
TOTAL: \$847.50

16-12-327-004-0000 | 20140401602415 | YQDKYD

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as Aforesaid

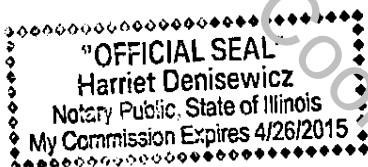
By: Nancy A Carlin
Trust Officer

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company, and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 11th day of April, 2014



Harriet Denisevicz
NOTARY PUBLIC

PROPERTY ADDRESS:
2847 W. Washington Boulevard
Chicago, IL

This instrument was prepared by Nancy A Carlin
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street - Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME New Paris Investments, LLC
ADDRESS 2847 W. Washington Blvd. OR BOX NO. _____
CITY, STATE Chicago, IL 60612
SEND TAX BILLS TO: ↑



UNOFFICIAL COPY

FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 48527
 Due Date: Payable upon receipt
 Amount Due: **\$1,719.66**

To Make A Payment - Click Here

October 29, 2015

New Parie Investments, LLC
 c/o Ms. Hemlata Vyas
 27 Iris Avenue
 San Francisco, CA 94118

For legal services rendered in connection with the reduction in the 2015 assessed valuation on the following identified property: 2847 West Washington Boulevard, Chicago, Illinois; Volume: 555; Index No: 16-12-327-004; Township: West; Our File No: 9069.01; **Invoice No: 48527.**

Original Assessed Valuation	\$215,411.00
Revised Assessed Valuation	<u>\$141,250.00</u>
Valuation Reduction	\$ 74,161.00

One-year Tax Savings based upon 2014 equalized tax rate (6.808 x 2.7253)	\$ 13,759.72
--	--------------

Fee based upon 12.5% of the one-year tax savings and payable upon receipt	\$ 1,719.96
---	-------------

Total Now Due: \$1,719.96

We are reviewing the matter to determine if a complaint should be filed at the Cook County Board of Review. If we do file such a complaint, and if we are successful in obtaining a further assessment reduction, you will receive another billing statement.

PLEASE INCLUDE OUR INVOICE NO. ON YOUR CHECK.

One North LaSalle Street | Suite 2100 | Chicago, IL 60602 | Phone: (312) 782-5000 | Fax: (312) 565-0821
 r:\2015r&s\vyas.PARIEINVESTMENTSLLC.9069.01.10.29.2015.cfm



UNOFFICIAL COPY

COOK COUNTY ASSESSOR'S OFFICE

118 NORTH CLARK STREET CHICAGO, IL 60602
 PHONE: 312.603.5300 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

10/19/15

NEW PARIE INV LLC
 FLANAGAN BILTON BRANNE
 500 N DEARBORN #400
 CHICAGO IL 60654

2015 Assessment Appeal
 Township: WEST CHICAGO
 Appeal Number: 0102819
 Property Index Number(s):
 16-12-327-004-0000

I am pleased to inform you that our appeals department has reviewed your appeal and determined that the assessed valuation of your property should be reduced. Your new assessed value is indicated below. This is the result of:

This is the result of a sale analysis of your property.

This reduction will be reflected on the second installment of your 2015 real estate tax bill payable in 2016.

Your appeal result and any additional assessment information may also be found on our website at www.cookcountyassessor.com.

You may file a written request for a re-review of this decision. Please consult our website for the re-review deadline in your township. Given the high volume of appeals and the expedited nature of the assessment process, attorneys and representatives of taxpayers are admonished to file such petitions immediately according to the established procedures of this office.

Homeowners and taxpayers representing themselves are encouraged to file their written requests immediately upon receipt of this letter. For further information on the re-review process, you may call our Taxpayer Services Department at (312)443-7550. For your convenience, you may send your written request for re-review by facsimile transmission to (312)603-5367, or you may deliver it to our office. You may also mail your request. However, we cannot guarantee that it will be received here before the deadline.

You also have the right to appeal your assessment further by filing with the Cook County Board of Review. The Board of Review is located in the County Building, 118 N. Clark Street, Room 601, Chicago, IL 60602. For appeal dates and additional information, contact the Board of Review at (312)603-5542.

Thank you for your participation in the assessment process.

Sincerely,

Joseph Berrios
 Cook County Assessor

ORIGINAL CLASS	PROPERTY INDEX NUMBER	2014 PRIOR ASSESSED VALUE	PROPOSED 2015 ASSESSED VALUE	2015 CURRENT AV
516	16-12-327-004-0000	186,353	215,411	141,250

THIS RESULT IS FOR ONE YEAR ONLY



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FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 52604
 Due Date: Payable upon receipt
 Amount Due: \$259.09

To Make A Payment - Click Here

April 7, 2017

New Paris Investments, LLC
 c/o Ms. Hemlata Vyas
 27 Iris Avenue
 San Francisco, CA 94118

For legal services rendered in connection with the reduction in the 2016 assessed valuation on the following identified property: 2847 West Washington Boulevard, Chicago, Illinois; Volume: 555; Index No: 16-12-327-004; Township: West; Our File No: 9069.01; Invoice No: 52604.

Original Assessed Valuation	\$215,411.00
Reduced Assessed Valuation	<u>\$204,100.00</u>
Valuation Reduction	\$ 11,311.00

One-year Tax Savings based upon 2015 equalized tax rate (6.867 x 2.6685)	\$ 2,072.69
--	-------------

Fee based upon 12.5% of the one-year tax savings and payable upon receipt	\$ 259.09
---	-----------

Total Now Due: \$259.09

The above figures indicate a total reduction in the assessed valuation of \$11,311.00. The next reassessment year for said property is scheduled for the year 2018. The above reduction applies for 2016, only. We will file again in connection with the 2017 assessment.

In view of the above I would suggest that copies of all building permits and all Assessment Notices be forwarded to this office immediately upon issuance or receipt.

PLEASE INCLUDE OUR INVOICE NO. ON YOUR CHECK.

One North LaSalle Street | Suite 2100 | Chicago, IL 60602 | Phone: (312) 782-5000 | Fax: (312) 565-0821
 t:\2016rebilling\vyas.9069.01.4.7.2017.cfm

UNOFFICIAL COPY**COOK COUNTY BOARD OF REVIEW**

118 NORTH CLARK STREET
 ROOM 601 COUNTY BUILDING
 CHICAGO, ILLINOIS 60602
 TEL: (312) 603-5542
 FAX: (312) 603-3479

MICHAEL M. CABONARGI
 COMMISSIONER

DAN PATLAK
 COMMISSIONER

LARRY R. ROGERS JR.
 CHAIRMAN

03/14/2017

CLASS: 05-16
 B/R COMPLAINT TYPE: P

Dear Complainant,

After consideration of any evidence and facts pursuant to their powers and authority under the Illinois Property Tax Code, Larry R. Rogers Jr., Dan Patlak and Michael M. Cabonargi, Commissioners of the Board of Review of Cook County, are pleased to inform you that as a result of the review of your complaint we have directed the Assessor to reduce the assessed value of your property as shown below.

Decrease is the result analysis of the cost, income, market data, and/or appraisal data submitted in support of the appeal.

2016 ASSESSED VALUATIONS

PROPERTY NUMBER	BOARD COMPLAINT	ASSESSOR ORIGINAL	BOARD OF REVIEW FINAL	CHANGE
16-12-327-004-0000	7714627-001	215,441	204,100	11,341-

This reduced final Board 2016 valuation will be equalized by the Illinois Department of Revenue, as provided by law.

If you are dissatisfied with your 2016 real estate assessment, you have the following options:

1. You may appeal this decision to the Property Tax Appeal Board at the Stratton Office Building, Room 402, 401 South Spring Street, Springfield, Illinois 62706-0002, Tel: 217-782-6076, by filing a petition for review with the Illinois Property Tax Appeal Board within 30 days after the date of this notice or within 30 days after the date the Board of Review transmits to the County Assessor pursuant to Sec 16-125 (35 ILCS 200/16-125) its final action on the Township in which your property is located, whichever is later.
 -- OR --
2. You may file a tax objection complaint in the Circuit Court of Cook County, Illinois. If you choose this option, please consult the laws concerning the procedure for proceeding in court.

In addition, you may file a new complaint at the Board of Review next year for 2017 with any new evidence.

Sincerely,

Larry R. Rogers, Jr. Dan Patlak Michael M. Cabonargi
 Commissioner Commissioner Commissioner

FLANAGAN, BILTON, LLC
 THOMAS D. FLANAGAN
 500 N. DEARBORN
 CHICAGO, IL 60654

WEST (vg)

UNOFFICIAL COPY



FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 52605
Due Date: Payable upon receipt
Amount Due: **\$1,257.14**

To Make A Payment - Click Here

September 8, 2017

New Parie Investments, Inc.
c/o Ms. Hemlata Vyas
27 Iris Avenue
San Francisco, CA 94118

For legal services rendered in connection with the reduction in the 2017 assessed valuation on the following identified property: 2847 West Washington Boulevard, Chicago, Illinois; Volume: 555; Index No: 16-12-327-004; Township: Wes; Our File No: 9069.01; **Invoice No: 52605.**

Original Assessed Valuation	\$215,441.00
Reduced Assessed Valuation	<u>\$165,228.00</u>
Valuation Reduction	\$ 50,213.00

Annual Tax Savings based upon 2016 equalized tax rate (7.145 x 2.8032)	\$ 10,057.09
--	--------------

Fee based upon 12.5% of the annual tax savings and payable upon receipt	\$ 1,257.14
---	-------------

Total Now Due: \$1,257.14

We are reviewing the matter to determine if a complaint should be filed at the Cook County Board of Review. If we do file such a complaint, and if we are successful in obtaining a further assessment reduction, you will receive another billing statement.

PLEASE INCLUDE OUR INVOICE NO. ON YOUR CHECK.

One North LaSalle Street | Suite 2100 | Chicago, IL 60602 | Phone: (312) 782-5000 | Fax: (312) 565-0821



UNOFFICIAL COPY

COOK COUNTY ASSESSOR'S OFFICE

118 NORTH CLARK STREET CHICAGO, IL 60602

PHONE: 312.603.5300 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

08/29/17

THOMAS D. FLANAGAN
FLANAGAN, BILTON, LLC
500 N. DEARBORN
CHICAGO, IL 60654

2017 Assessment Appeal
Township: WEST CHICAGO
Appeal Number: 0072380
Property Index Number(s):
16-12-327-004-0000

I am pleased to inform you that our appeals department has reviewed your appeal and determined that the assessed valuation of your property should be reduced. Your new assessed value is indicated below. This is the result of:

This is the result of the partial occupancy of your property along with an income, market or cost analysis.

This reduction will be reflected on the second installment of your 2017 real estate tax bill payable in 2018.

Your appeal result and any additional assessment information may also be found on our website at www.cookcountyassessor.com.

You may file a written request for a re-review of this decision. Please consult our website for the re-review deadline in your township. Given the high volume of appeals and the expedited nature of the assessment process, attorneys and representatives of taxpayers are admonished to file such petitions immediately according to the established procedures of this office.

Homeowners and taxpayers representing themselves are encouraged to file their written requests immediately upon receipt of this letter. For further information on the re-review process, you may call our Taxpayer Services Department at (312)443-7550. For your convenience, you may send your written request for re-review by facsimile transmission to (312)603-5367, or you may deliver it to our office. You may also mail your request. However, we cannot guarantee that it will be received here before the deadline.

You also have the right to appeal your assessment further by filing with the Cook County Board of Review. The Board of Review is located in the County Building, 118 N. Clark Street, Room 601, Chicago, IL 60602. For appeal dates and additional information, contact the Board of Review at (312)603-5542.

Thank you for your participation in the assessment process.

Sincerely,

Joseph Berrios
Cook County Assessor

ORIGINAL CLASS	PROPERTY INDEX NUMBER	2016 PRIOR ASSESSED VALUE	PROPOSED 2017 ASSESSED VALUE	2017 CURRENT AV
516	16-12-327-004-0000	204,100	215,441	165,228

THIS RESULT IS FOR ONE YEAR ONLY



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FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 59638
 Due Date: Payable upon receipt
 Amount Due: **\$1,825.94**

To Make A Payment - Click Here

June 4, 2019

New Parie Investment, LLC
 c/o Ms. Hemlata Vyas
 27 Iris Avenue
 San Francisco, CA 94118

For legal services rendered in connection with the reduction in the 2018 assessed valuation on the following identified property: 2847 West Washington Blvd., Chicago, IL; Volume: 555; Index No: 16-12-327-004; Township: West; Our File No: 9069 01; **Invoice No: 59638.**

Original Assessed Valuation	\$ 318,746.00
Reduced Assessed Valuation	\$ <u>251,122.00</u>
Valuation Reduction	\$ 67,624.00

One-year Tax Savings based upon 2017 equalized tax rate (7.291 x 2.9627)	\$ 14,607.49
--	--------------

Fee based upon 12.5% of the one-year tax savings and payable upon receipt	\$ 1,825.94
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Total Now Due: \$1,825.94

The above figures indicate a total reduction in the assessed valuation of \$67,624.00. The next reassessment year for said property is scheduled for the year 2021. The above reduction applies for 2018, only. We will file again in connection with the 2019 assessment.

In view of the above, I would suggest that copies of all building permits and all Assessment Notices be forwarded to this office immediately upon issuance or receipt.

PLEASE INCLUDE OUR INVOICE NO. ON YOUR CHECK.

One North LaSalle Street | Suite 2100 | Chicago, IL 60602 | Phone: (312) 782-5000 | Fax: (312) 565-0821

UNOFFICIAL COPY
**COOK COUNTY
BOARD OF REVIEW**

 118 NORTH CLARK STREET
 ROOM 601 COUNTY BUILDING
 CHICAGO, ILLINOIS 60602
 TEL: (312) 603-5586
 FAX: (312) 603-3479

 DAN PATLAK
 CHAIRMAN

 MICHAEL M. CABONARGI
 COMMISSIONER

 LARRY R. ROGERS JR.
 COMMISSIONER

05/03/2019

BOR COMPLAINT TYPE: P

As a result of the review of your complaint, after consideration of any evidence and facts pursuant to their powers and authority under the Illinois Property Tax Code, Dan Patlak, Larry R. Rogers Jr. and Michael M. Cabonargi Commissioners of the Board of Review of Cook County, are pleased to inform you that as a result of the review of your complaint they have directed the Assessor to reduce the assessed value of your property as shown below:

2018 Assessed Valuations

Property Number	Board Complaint	Assessor Original	Board of Review Final	Change
16-12-327-004-0000	7719580-001	318,746	251,122	67,624

If you are dissatisfied with your 2018 real estate assessment, you have the following options:

1. You may appeal this decision to the Property Tax Appeal Board at the Stratton Office Building, Room 402, 401 South Spring Street, Springfield, Illinois 62706-0002, Tel: 217-782-6076, by filing a petition for review with the Illinois Property Tax Appeal Board within 30 days after the date of this notice or within 30 days after the date the Board of Review transmits to the County Assessor pursuant to Sec 16-125 (35 ILCS 200/16-125) its final action on the township in which your property is located, whichever is later.

--OR--

2. You may file a tax objection complaint in the Circuit Court of Cook County, Illinois. If you choose this option, please consult the laws concerning the procedure for proceeding in court. In addition, you may file a new complaint at the Board of Review next year for 2019 with any new evidence.

Sincerely,

 LARRY R. ROGERS, JR.
 COMMISSIONER

 DAN PATLAK
 COMMISSIONER

 MICHAEL M. CABONARGI
 COMMISSIONER

 FLANAGAN, BILTON, LLC
 THOMAS D. FLANAGAN
 500 N. DEARBORN
 CHICAGO IL 60654

WEST (AM)



UNOFFICIAL COPY

FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 59639
 Due Date: Payable upon receipt
 Amount Due: **\$3,220.13**

To Make A Payment - Click Here

March 6, 2020

New Parie Investmnts, LLC
 c/o Ms. Hemlata Vyas
 27 Iris Avenue
 San Francisco, CA 94118

For legal services rendered in connection with the reduction in the 2019 assessed valuation on the following identified property: 2547 West Washington Boulevard, Chicago, IL; Volume: 555; Index No: 16-12-327-004; Township: West; Our File No: 9069.01; Invoice No: 59639.

Original Assessed Valuation	\$318,746.00
Reduced Assessed Valuation	<u>\$188,754.00</u>
Valuation Reduction	\$129,992.00

One-year Tax Savings based upon 2018 equalized tax rate (6.808 x 2.9109)	\$ 25,761.04
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Fee based upon 12.5% of the one-year tax savings and payable upon receipt	\$ 3,220.13
---	-------------

Total Now Due: \$3,220.13

The above figures indicate a total reduction in the assessed valuation of \$129,992.00. The next reassessment year for said property is scheduled for the year 2021. The above reduction, however, applies for 2019 only. We will file again in connection with the 2020 assessment.

In view of the above I would suggest that copies of all building permits and all Assessment Notices be forwarded to this office immediately upon issuance or receipt.

PLEASE INCLUDE OUR INVOICE NO. ON YOUR CHECK.

One North LaSalle Street | Suite 2100 | Chicago, IL 60602 | Phone: (312) 782-5000 | Fax: (312) 565-0821

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**COOK COUNTY
BOARD OF REVIEW**
118 NORTH CLARK STREET
ROOM 601 COUNTY BUILDING
CHICAGO, ILLINOIS 60602
TEL: (312) 603-5542
FAX: (312) 603-3479

DAN PATLAK
COMMISSIONER

MICHAEL M. CABONARGI
CHAIRMAN

LARRY R. ROGERS JR.
COMMISSIONER

02/29/2020

BOR COMPLAINT TYPE: P

ONE YEAR ONLY

As a result of the review of your complaint, after consideration of any evidence and facts pursuant to their powers and authority under the Illinois Property Tax Code, Dan Patlak, Larry R. Rogers Jr. and Michael M. Cabonargi Commissioners of the Board of Review of Cook County, are pleased to inform you that as a result of the review of your complaint they have directed the Assessor to reduce the assessed value of your property as shown below:

2019 Assessed Valuations

Property Number	Board Complaint	Assessor Original	Board of Review Final	Change
16-12-327-004-0000	7721977-001	318,746	188,754	129,992

If you are dissatisfied with your 2019 real estate assessment, you have the following options:

1. You may appeal this decision to the Property Tax Appeal Board at the Stratton Office Building, Room 402, 401 South Spring Street, Springfield, Illinois 62706-0002, Tel: 217-782-6076, by filing a petition for review with the Illinois Property Tax Appeal Board within 30 days after the date of this notice or within 30 days after the date the Board of Review transmits to the County Assessor pursuant to Sec 16-125 (35 ILCS 200/16-125) its final action on the township in which your property is located, whichever is later.

—OR—

2. You may file a tax objection complaint in the Circuit Court of Cook County, Illinois. If you choose this option, please consult the laws concerning the procedure for proceeding in court. In addition, you may file a new complaint at the Board of Review next year for 2020 with any new evidence.

Sincerely,

LARRY R. ROGERS, JR.
COMMISSIONER

DAN PATLAK
COMMISSIONER

MICHAEL M. CABONARGI
COMMISSIONER

FLANAGAN, BILTON, LLC
THOMAS D. FLANAGAN
ONE NORTH LASALLE STREET
CHICAGO IL 60602

WEST (YG)



UNOFFICIAL COPY

FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 63379
 Due Date: Payable upon receipt
 Amount Due: \$3,229.26

To Make A Payment - Click Here

February 22, 2021

New Parie Investments, LLC
 c/o Ms. Hemlata Vyas
 27 Iris Avenue
 San Francisco, CA 94118

For legal services rendered in connection with the reduction in the 2020 assessed valuation on the following identified property: 2847 West Washington Boulevard, Chicago, IL; Volume: 555; Index No: 16-12-327-004; Township: West; Our File No: 9069.01; Invoice No: 63379.

Original Assessed Valuation	\$318,746.00
Reduced Assessed Valuation	\$190,590.00
Valuation Reduction	\$128,156.00

Annual Tax Savings based upon 2019 equalized tax rate (6.913 x 2.9160)	\$ 25,834.08
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Fee based upon 12.5% of the annual tax savings and payable upon receipt	\$ 3,229.26
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Total Now Due: \$3,229.26

The above figures indicate a total reduction in the assessed valuation of \$128,156.00. The next reassessment year for said property is scheduled for the year 2021; therefore, the above reduction applies for 2020 only.

PLEASE INCLUDE OUR INVOICE NO. ON YOUR CHECK.

One North LaSalle Street | Suite 2100 | Chicago, IL 60602 | Phone: (312) 782-5000 | Fax: (312) 565-0821



UNOFFICIAL COPY

FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 67278
 Due Date: Payable upon receipt
 Amount Due: \$2,978.61

To Make A Payment - Click Here

August 4, 2022

New Parie Investments, LLC
 c/o Ms. Hemlata Vyas
 27 Iris Avenue
 San Francisco, CA 94118

For legal services rendered in connection with the reduction in the 2021 assessed valuation on the following identified property: 2347 West Washington Boulevard, Chicago, IL; Volume: 555; Index Nos: 16-12-327-004; Township: West; Our File No: 9069.01; **Invoice No: 67278.**

Original Assessed Valuation	\$303,627.00
Reduced Assessed Valuation	\$197,015.00
Valuation Reduction	\$106,612.00

One-year Tax Savings based upon 2020 equalized tax rate (6.934 x 3.2234)	\$ 23,828.91
--	--------------

Fee based upon 12.5% of the one-year tax savings and payable upon receipt	\$ 2,978.61
---	-------------

Total Now Due: \$2,978.61

The above figures indicate a reduction in the assessed valuation of \$106,612.00. The next reassessment year for said property is scheduled for the year 2024. The above reduction, however, applies for 2021 only. We will file again in connection with the 2022 assessment.

In view of the above I would suggest that copies of all building permits and all Assessment Notices be forwarded to this office immediately upon issuance or receipt.

PLEASE INCLUDE OUR INVOICE NO. ON YOUR CHECK.

One North LaSalle Street | Suite 2100 | Chicago, IL 60602 | Phone: (312) 782-5000 | Fax: (312) 565-0821

UNOFFICIAL COPY

**COOK COUNTY
BOARD OF REVIEW**
118 NORTH CLARK STREET
ROOM 601 COUNTY BUILDING
CHICAGO, ILLINOIS 60602
TEL: (312) 603-5542
FAX: (312) 603-3479

TAMMY WENDT
COMMISSIONER

MICHAEL M. CABONARGI
COMMISSIONER

LARRY R. ROGERS JR.
CHAIRMAN

07/25/2022

BOR COMPLAINT TYPE: P

ONE YEAR ONLY

As a result of the review of your complaint, after consideration of any evidence and facts pursuant to their powers and authority under the Illinois Property Tax Code, Tammy Wendt, Larry R. Rogers Jr. and Michael M. Cabonargi Commissioners of the Board of Review of Cook County, are pleased to inform you that as a result of the review of your complaint they have directed the Assessor to reduce the assessed value of your property as shown below:

2021 Assessed Valuations

Property Number	Board Complaint	Assessor Original	Board of Review Final	Change
16-12-327-004-0000	7714447-001	303,627	197,015	106,612

If you are dissatisfied with your 2021 real estate assessment, you have the following options:

1. You may appeal this decision to the Property Tax Appeal Board at the Stratton Office Building, Room 402, 401 South Spring Street, Springfield, Illinois 62706-0002, Tel. 217-782-6076, by filing a petition for review with the Illinois Property Tax Appeal Board within 30 days after the date of this notice or within 30 days after the date the Board of Review transmits to the County Assessor pursuant to Sec 16-125 (35 ILCS 200/16-125) its final action on the township in which your property is located, whichever is later.

--OR--

2. You may request a Re-Review with the Cook County Board of Review. Re-Review Dates are published on our website at www.cookcountyboardofreview.com in the "Dates and Deadline" section. A Re-Review is a courtesy, it is not mandatory, and the request for Re-Review may be denied.

--OR--

3. You may file a tax objection complaint in the Circuit Court of Cook County, Illinois. If you choose this option, please consult the laws concerning the procedure for proceeding in court. In addition, you may file a new complaint at the Board of Review next year for 2022 with any new evidence.

Sincerely,

LARRY R. ROGERS, JR.
COMMISSIONER

TAMMY WENDT
COMMISSIONER

MICHAEL M. CABONARGI
COMMISSIONER

FLANAGAN | BILTON LLC
HUAN CASSIOPPI TRAN
1 N LASALLE STREET
CHICAGO IL 60602