

UNOFFICIAL COPY



Doc# 2321434021 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2023 01:11 PM PG: 1 OF 19

Attorney Contingent Fee Contract



FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

August 2, 2023

Legal Description of Property: see attachment A

Property Address: 11-15 West Steger Road, Steger, IL 60475

Mailing Address: 3308 Chicago Road
Steger, IL 60475

PINs: 32-32-429-015-0000
32-32-429-025-0000


Signed: _____

Robert E. Pernai
Attorney, Flanagan | Bilton LLC

Prepared by Robert E. Pernai

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I, Robert E. Pernai, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Attorney Contingent Fee Contract

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Huan Tran

(print name(s) of executor/grantor)

Terry LaMastus

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Attorney

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

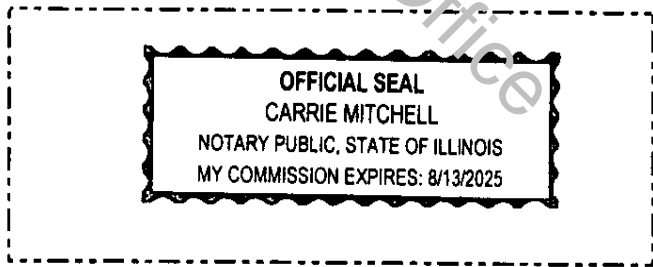
I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

[Handwritten Signature]
Affiant's Signature Above

7/26/23
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

7-26-23
Date Document Subscribed & Sworn Before Me
Carrie Mitchell
Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.

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Volume: 020
 Index Nos: 32-32-429-025-0000
 Township: Bloom
 Period: Tax Years 2017 through 2019

ATTORNEY CONTINGENT FEE CONTRACT

By this Agreement Terry Lamastus ("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 11 West Steger Road, Steger, Illinois (the "Property"). For such matters, FB is authorized to examine any books or records, make filings and 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:

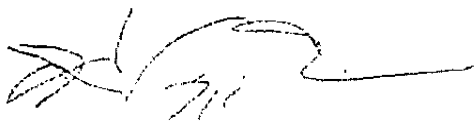
1. For reducing assessed values prior to tax payment, an amount equal to 11% of the annual tax saved for each year that the reduced assessed value is maintained. This fee is calculated by multiplying the assessed value reduction by the equalized tax rate then in effect.
2. For obtaining tax refunds or 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: September 5, 2017
 At Chicago, Illinois

Accepted:

FLANAGAN | BILTON, LLC



By: 

Owner's Billing Address:

3308 Chicago Rd.

Steger, IL 60475

Phone Number: _____

E-mail Address: _____

Volume: 020
Index Nos: 32-32-429-015-0000
Township: Bloom
Period: Tax Years 2017 through 2019

UNOFFICIAL COPY

ATTORNEY CONTINGENT FEE CONTRACT

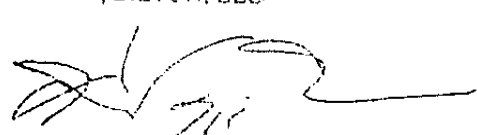
By this Agreement Terry Lamastus ("Owner") hires FLANAGAN | BILTON, LLC ("FB"), Attorneys at Law, of Chicago, Illinois, to be the legal representatives of the Owner, limited to real estate tax matters relating to the Owner's property located at 13 West Steger Road, Steger, Illinois (the "Property"). For such matters, FB is authorized to examine any books or records, make filings and 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 11% 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.
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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: September 5, 2017
At Chicago, Illinois

Accepted:

FLANAGAN | BILTON, LLC


By: 
Owner's Billing Address:
3308 Chicago Rd.
Steger, IL 60475
Phone Number: _____
E-mail Address: _____

UNOFFICIAL COPY

COOK COUNTY ASSESSOR

JOSEPH BERRIOS



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

2017

Appeal Year

Owner / Lessee Verification Affidavit

Town

Appeal Number

32-32-429-015-0000

Property Index Number(s)

13 West Steger Road

Property Street Address

Steger

City

IL

State

60475

Zip

Bloom

Township

Terry LaMastus

Owner / Taxpayer

c/o Flanagan | Bilton, LLC, 500 N. Dearborn St., Suite 40
Owner's Mailing Address

Chicago

City

IL

State

60654

Zip

312-782-5000

Daytime Phone Number

Email Address

1. Terry LaMastus

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 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:

Purchase Price

Date of Purchase

Type of Rate: Fixed Variable

Interest Rate: _____ %

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

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**Owner / Lessee
Verification Affidavit**

- 4. that for the assessment year 2017 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.

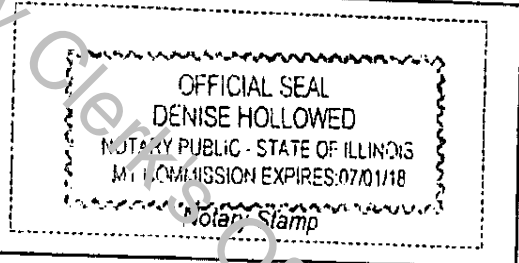
Further affiant sayeth not.

[Signature]
Signature of Owner/Lessee
9/7/17
Date

Terry Lamastus
Print Name
312-782-5000
Daytime Phone Number

Subscribed and sworn before me this 7th day of

September 2017
[Signature]
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.

[Signature]
Signature of Attorney/Representative

Flanagan | Bilton, LLC
Firm Name

James E. Owens
Print Name

500 North Dearborn Street, Suite 400
Street Address

9/5/17
Date

Chicago IL 60654
City State Zip

920
Atty / Rep Code

312-782-5000
Daytime Phone Number

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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

2018

Appeal Year

Owner / Lessee Verification Affidavit

Town

208837

Appeal Number

32-32-429-015-0000

Property Index Number(s)

32-32-429-025-0000

Property Index Number(s)

11 & 13 West Steger Road

Property Street Address

Steger

IL

60475

City

State

Zip

Bloom

Township

Terry LaMastus
Owner / Taxpayer

c/o Flanagan/Bilton, LLC, 500 N. Dearborn St., Suite 41
Owner's Mailing Address

Chicago

IL

60654

City

State

Zip

312-782-5000

Daytime Phone Number

Email Address

Terry LaMastus
Name of Affiant

being first duly sworn on oath state:

1. That I am (please check one):
- An ~~Owner~~ 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 _____ 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:

Purchase Price

Date of Purchase

Type of Rate: Fixed Variable

Interest Rate: _____ %

UNOFFICIAL COPY

COOK COUNTY ASSESSOR
JOSEPH BERRIOS



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

[Signature]
Signature of Owner/Lessee

Terry La Masso
Print Name

9/11/18
Date

312-782-5000
Daytime Phone Number

Subscribed and sworn before me this 11th day of September, 2018.

Mary C. Roesner
Signature of Notary Public

OFFICIAL SEAL
MARY C ROESNER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/17/21
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

9/6/18
Date

Chicago IL 60654
City State Zip

920
Atty / Rep Code

312-782-5000
Daytime Phone Number

1-5 1702243910P
Chicago Title

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EXHIBIT A

TRUSTEE'S DEED IN TRUST

This indenture made this 26th day of January, 2018, 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 11th day of January, 1991, and known as Trust Number 7118, party of the first part, and

CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED MARCH 23RD, 1991 AND KNOWN AS TRUST NUMBER 2481 party of the second part

Reserved for Recorder's Office

whose address is:
10 S. LaSalle Street, Ste. 2750
Chicago, IL 60603

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:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Tax Number: 32-32-429-025 & 32-32-429-015-0000

Property Address: 11 W STEGER ROAD AND 13-15 W STEGER ROAD, STEGER, ILLINOIS 60475

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 behoove 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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

S
P
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UNOFFICIAL COPY

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Rachel Huitsing*
Rachel Huitsing – Trust Officer / Assistant Vice President

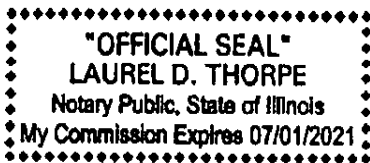
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President 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 Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 26th day of January, 2018.

Laurel D. Thorpe
NOTARY PUBLIC



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

AFTER RECORDING, PLEASE MAIL TO:
Chicago Title Land Trust Company
10 S. LaSalle Street, Ste. 2750
Chicago, IL 60603

SEND TAX BILLS TO:
CTLTC #2481
3308 Chicago Rd
Steger, IL 60475

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph E Section 4, of the Real Estate Transfer Act.

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LEGAL DESCRIPTION FOR 11-15 W STEGER RD

11 W STEGER RD., STEGER, IL 60475

THAT PART OF LOTS 7, 8, 9 AND 10 IN BLOCK 22 LYING WEST OF A LINE NORMAL TO THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 44 FEET EAST OF SOUTH WEST CORNER OF LOT 10, ALL IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-15 WEST STEGER ROAD, STEGER, IL 60475

LOT 11 IN BLOCK 22 IN KEENEY'S FIRST ADDITION TO COLUMBIA HEIGHTS, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

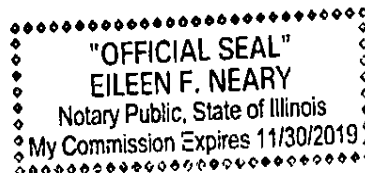
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: March 1, 2018

Kristine Laakson
Signature
Kristine Laakson
Print Name



Subscribed and sworn to before me this 1 of March, 2018

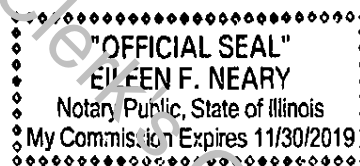
[Signature]
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: March 1, 2018

Kristine Laakson
Signature
Kristine Laakson
Print Name



Subscribed and sworn to before me this 1 of March, 2018

[Signature]
Notary Public

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.



UNOFFICIAL COPY

FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 54805
 Due Date: Payable upon receipt
 Amount Due: \$1,967.89

To Make A Payment - Click Here

December 4, 2017

Mr. Terry LaMastus
 Country Financial
 3308 Chicago Road
 Steger, IL 60475

Please note our new
 office address

1 N LaSalle St Ste 2100
 Chicago, IL 60602

For legal services rendered in connection with the reduction in the 2017 assessed valuation on the following identified property: 13 Steger Road, Steger, Illinois; Volume: 020; Index No.: 32-32-429-015; Township: Bloom., Our File No: 2238.09; **Invoice No: 54805.**

Original Assessed Valuation	\$59,624.00
Reduced Assessed Valuation	\$ 9,636.00
Valuation Reduction	\$49,988.00

One-year Tax Savings based upon 2016 equalized tax rate (12.767 x 2.8032)	\$17,889.93
---	-------------

Fee based upon 11% of the one-year tax savings and payable upon receipt	\$ 1,967.89
---	-------------

Total Now Due: \$1,967.89

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.

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 ASSESSOR'S OFFICE

118 NORTH CLARK STREET CHICAGO, IL 60602

PHONE: 312.603.5300 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

11/17/17

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

2017 Assessment Appeal
 Township: BLOOM
 Appeal Number: 0187182
 Property Index Number(s):
 32-32-429-015-0000

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:

An analysis of comparable properties.

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
517	32-32-429-015-0000	12,090	59,624	9,636



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FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 58454
 Due Date: Payable upon receipt
 Amount Due: \$1,313.19

To Make A Payment - Click Here

December 6, 2018

Mr. Terry LaMastus
 Country Financial
 3308 Chicago Road
 Steger, IL 60475

Please note our new
 office address

1 N LaSalle St Ste 2100
 Chicago, IL 60602

For legal services rendered in connection with the reduction in the 2018 assessed valuation on the following identified property: 11-15 West Steger Road, Steger, Illinois; Volume: 020; Index Nos.: 32-32-429-015; 025; Township, Bloom; Our File No.: 2238.09; **Invoice No.: 58454.**

Total Original Assessed Valuation	\$56,285.00
Total Reduced Assessed Valuation	<u>\$22,512.00</u>
Total Valuation Reduction	\$33,773.00

*Total Tax Savings for the Years 2018 and 2019	\$23,876.14
---	-------------

Annual Tax Savings based upon 2017 equalized tax rate (11.931 x 2.9627)	\$11,938.07
---	-------------

Annual Fee based upon 11% of the annual tax savings and payable upon receipt	\$ 1,313.19
--	-------------

Total Now Due: \$1,313.19

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.

*Provided there are no substantial alterations, additions, or a general reassessment of this property class.

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:\2018rebilling\LaMastus.2238.09.12.6.2018.cfm.MGF



UNOFFICIAL COPY

FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

Invoice Number: 58455
 Due Date: Payable upon receipt
 Amount Due: \$1,313.19

To Make A Payment - Click Here

December 17, 2019

Mr. Terry LaMastus
 Country Financial
 3308 Chicago Road
 Steger, IL 60475

Please note our new
 office address

1 N LaSalle St Ste 2100
 Chicago, IL 60602

For legal services rendered in connection with the reduction in the 2019 assessed valuation on the following identified property: 11 15 West Steger Road, Steger, Illinois; Volume: 020; Index Nos.: 32-32-429-015; 025; Township: Bloom; Our File No.: 2238.09; **Invoice No.: 58455.**

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COOK COUNTY ASSESSOR'S OFFICE

118 NORTH CLARK STREET CHICAGO, IL 60602

PHONE: 312.603.5300 WEBSITE: WWW.COOKCOUNTYASSESSOR.COM

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

11/14/18

2018 Assessment Appeal
 Township: BLOOM
 Appeal Number: 0208837
 Property Index Number(s):
 32-32-429-015-0000
 32-32-429-025-0000

I am pleased to inform you that our appeals department has conducted another review of your appeal and determined that the assessed valuation should be reduced. Your new assessed value is indicated below.

This is the result of a change in classification.

This reduction will be first reflected on the second installment of your 2018 real estate tax bill payable in 2019

Your appeal result, as well as additional assessment information, may also be found on our website at www.cookcountyassessor.com.

You also have an opportunity to further appeal your assessment by filing an appeal with the Cook County Board of Review. The Board is located in Room 601 of the County Building, 118 North Clark Street in Chicago, 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	2017 PRIOR ASSESSED VALUE	PROPOSED 2018 ASSESSED VALUE	2018 CURRENT AV
590	32-32-429-015-0000	9,636	9,502	3,800
517	32-32-429-025-0000	11,054	46,783	18,712

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Parcel Data Sheet

Parcel No.: 32324290150000
 Volume: 20
 Class: 890
 Location: SW
 Address: 13 W STEGER
 C/S/Z: STEGER

32-32-429-015-0000

Tax Code: 12183
 Pass level: 1
 Land SqFt: 5,938
 Units Total: 0000
 RD

Neighborhood: 142
 Age: 2
 Sale Amount: \$0
 Sale Date:
 Deed Type: 0
 Multi Sale Flag: 0
 Commercial Units:

Township: 12
 Pass Year: 2019
 Im Year: 0

Apt:

Docket Appeal Status
 No Appeals

Starting AV Final AV Pin Result Appeal Result

Reason Result Date

Year	Land	Building	Total
2019	\$1,632	\$2,168	\$3,800
2018	\$1,632	\$2,168	\$3,800
2017	\$4,082	\$5,554	\$9,636

Year COE Type Reason Status

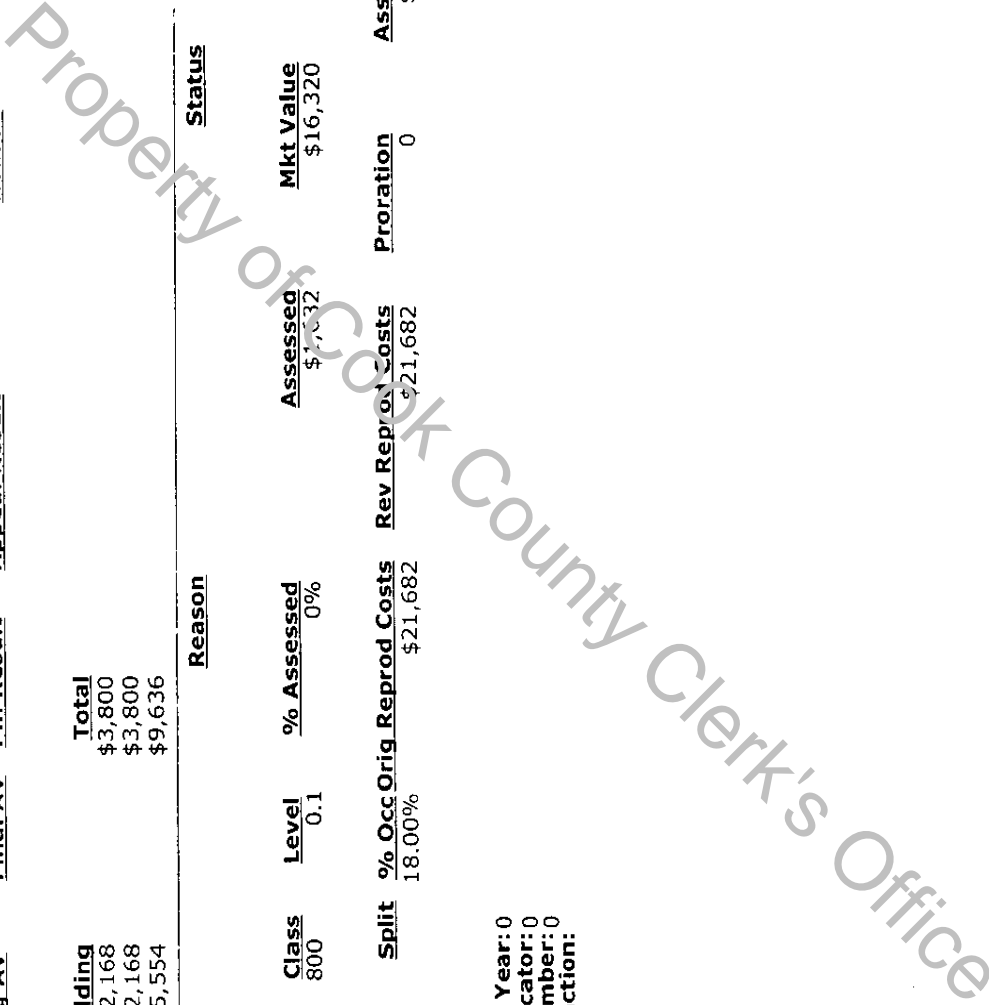
No Certificates of Error

Land SF	Measurements	Unit Price	Class	Level	% Assessed	Assessed	Mkt Value
5,938	\$2.75	800	0.1	0%	\$1,632	\$16,320	

Class	CDU	Age	Level	Rel Parcel	Split	% Occ Orig	Reprod Costs	Rev Repr	Costs	Proration	Assessed	Market
890	RC	2	0.1		18.00%		\$21,682	\$21,682		0	\$2,168	\$21,680

- Landmark
 - Multiple Indicator
 - Prorate Indicator
 - Board Indicator
 - Partial
 - Open Space
 - Unique
- Div Year: 0
 Div Indicator: 0
 Div Number: 0
 Div Transaction:

Total Market Value: \$38,000



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Parcel Data Sheet

Parcel No.: 32324290250000 Tax Code: 12183 Township: 12
 Volume: 20 Pass level: 1 Pass Year: 2019
 Class: 817 Land SqFt: 4,719 Im Year: 0
 Location: SW Units Total: 0000 Apt:
 Address: 11 W STEGER RD
 C/S/Z: STEGER

Neighborhood: 142
 Age: 84
 Sale Amount: \$65,000
 Sale Date: 7/1/1991
 Deed Type: 2
 Multi Sale Flag: 0
 Commercial Units:

Docket Appeal Status Starting AV Final AV Pin Result Appeal Result Reason Result Date
 No Appeals

Year	Land	Building	Total
2019	\$1,297	\$17,415	\$18,712
2018	\$1,297	\$17,415	\$18,712
2017	\$3,244	\$7,810	\$11,054

Year	COE	Type	Reason	Status
No	Certificates of Error			

Land	Measurements	Unit Price	Class	Level	% Assessed	Assessed	Mkt Value
SF	4,719	\$2.75	800	0.1	0%	\$12,970	\$12,970

Class	CDU	Age	Level	Rel Parcel	Split	% Occ Orig Repr	Reprod Costs	Rev Rep	Costs	Assessed	Proration	Assessed	Market
817	RC	84	0.1			18.00%	\$150,885		\$150,885	\$15,088	0	\$15,088	\$150,880
890	RC	2	0.1			18.00%	\$9,181		\$9,181	\$918	0	\$918	\$9,180
890	RC	2	0.1			18.00%	\$372		\$372	\$37	0	\$37	\$370
890	RC	2	0.1			18.00%	\$13,720		\$13,720	\$1,372	0	\$1,372	\$13,720
Total:											\$17,415	\$174,150	

Total Market Value: \$187,120

Landmark
 Multiple Indicator Div Year: 0
 Prorate Indicator Div Indicator: 0
 Board Indicator Div Number: 0
 Partial Div Transaction:
 Open Space
 Unique