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ATTORNEY'S LIEN

Doc#. 2415014176 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/29/2024 12:49 PM Pg: 1 of 4

Above Space for Recorder's use only

STATE OF ILLINOIS
) SS
COUNTY OF COOK
)

The claimant, Cook County Property Tax Solutions, LLC. d/b/a Property Tax Solutions, of Chicago, County of Cook, State of Illinois, hereby files a claim for lien in the amount of \$1,477.82 against Henry Dinkins (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On June 12, 2019, the owner owned the following described premises in the County of Cook, State of Illinois ("the premises"), to wit:

See attached Exhibit "A" for legal description

Permanent Real Estate Index Number(s):	28-26-404-018-0000
Address(es) of Premises:	3421 Maple Ln. Hazel Crest, IL 60429

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COUNT I

On June 12, 2019, the claimant entered into a written agreement with said owner to provide legal representation before the Cook County Assessor and/or Board of Review to contest the 2019 assessed value of the premises, for compensation totaling one-half (50%) of the 2019 tax savings achieved as a result of claimant's efforts. The agreement further provided that claimant would be entitled to a lien on the premises in the event the fee was not paid when due.

On February 3, 2020 claimant completed said legal representation before the Cook County assessor and/ or Board of Review, by successfully reducing the 2019 assessed value from \$10,253 to \$8,056, resulting in a 2019 tax saving of \$1,425 and a fee due claimant of \$712.50.

CLAIM OF LIEN

There remains, unpaid and owing to the claimant, the amount of \$1,477.82, for which, with interest, the claimant claims a lien on the premises described in Exhibit "A".

Cook County Property Tax Solutions, LLC

Bv:

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STATE OF ILLINOIS) SS:	
COUNTY OF COOK)	
the same person whose name is subscribed	, a notary public in and for the county hat Amber Williams, personally known to me to be to the foregoing instrument, appeared before me this igned and delivered the said instrument to his free therein set forth.
Giver under my hand and official sea	al this Uffh day of May, 2024.
GREGORY PILTON OFFICIAL SEAL PUBLIC Notary Public - State GillInois My Commission Expire September 08, 2024	Totary Public

This document was prepared by Gregory Hilton, Cook County Property Tax Solutions, LLC, 16 West Ontario, 2nd Floor, Chicago, IL 60654.

Gregory Finton Mail to:

Cook County Property Tax Solutions, LLC

(Firm No. 34593)
16 West Ontario, 2° Floor Chicago, IL 750 750 750 750 750 750 750

60654

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 361 IN HAZELCREST HIGHLANDS THIRD ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-26-407-018-0000

County Clark's Office