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ATTORNEY'S LIEN

Doc#. 2415124390 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/30/2024 2:11 PM Pg: 1 of 4

Above Space for Recorder's use only

STATE OF ILLINOIS

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 \$829.63 against Francesca Paccione (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On August 25, 2019, the owner owned the following described pre-rises 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):	06-31-405-018-0000
Address(es) of Premises:	236 Edgewater Dr Bartlett, IL 60103

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COUNT I

On August 25, 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 achieve its 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 April 21, 2021 claiment completed said legal representation before the Cook County assessor and/ or Board of Review, by successfully reducing the 2019 assessed value from \$31,235 to \$28,300, resulting in a 2019 tax saving of \$1,069 and a fee due claimant of \$500.08.

<u>CLAIM OF LIEN</u>

There remains, unpaid and owing to the claimant, the amount of \$829.63, for which, with interest, the claimant claims a lien on the premises described in Exhibit "A".

Cook County Property Tax Solutions, LLC

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STATE OF ILLINOIS) SS:	
COUNTY OF COOK)	
I, Greg Hilton in the state aforesaid, do hereby of	, a notary public in and for the county pertify that Amber Williams, personally known to me to be scribed to the foregoing instrument, appeared before me this
	at he signed and delivered the said instrument to his free
	icial seal this 13th day of May, 2024.
TO CAX	
GREGO AY HILTON OFFICIAL SEAL PUBLIC F Notary Public - State of milinois STATE OF My Commission Expired September 08, 202	Wotary Public
Coptornati og ada	

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

Gregory Phiton Mail to:

Cook County Property Tax Solutions, LLC

(Firm No. 34593)
16 West Ontario, 2nd Floor Chicago, IL T'S OFFICE

60654

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 529 IN WESTRIDGE OF BARTLETT UNIT 5, BEING A SUBDIVSION PAN ANGE 9 L. HE PLAT THL 94831197, TV COOK 06-31-405-018-0000 OF PART OF THE SOUTH ½ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 9. EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1994 AS DOCUMENT