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ATTORNEY'S LIEN

Doc#. 2415124415 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 5/30/2024 3:27 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 \$632.90 against Manuel Vargas (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On April 28,2019, 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

16-28-214-003-0000
4843 W 23 rd Pl Cicero, IL 60804

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COUNT I

On April 28, 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 November 11, 2019 claimant completed said legal representation before the Cook County assessor and/ or Board of Review, by successfully reducing the 2019 assessed value from \$16,784 to \$15,574, resulting in a 2019 tax saving of \$575 and a fee due claimant of \$287.50

<u>CLAIM OF LIEN</u>

There remains, unpaid and owing to the claimant, the amount of \$632.90, 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, a notary public in and for the county in the state aforesaid, do hereby certify that Amber Williams, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument to his free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and official seal this 16th day of May, 2024.
OREGORY HILTON OFFICIAL STAL Notary Public - State of Illinois State OF My Commission Expires September 08, 2024 Notary Public
Co
This document was prepared by Gregory Hilton, Cook County Property Tax Solutions,
LLC, 16 West Ontario, 2 nd Floor, Chicago, IL 60654.

Cook Cour y 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 31 (EXCEPT THE EAST 3 FEET THEREOF) AND THE EAST 6 FEET OF LOT 30 IN BLOCK 6 IN SHONTS AND DRAKES ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 1 And 1003-6.

Of Cook County Clark's Office

PIN: 16-28-214-003-0000