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Doc#, 2415924270 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/7/2024 3:46 PM Pg: 1 of 3

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The claimant, Cook County Propercy Tax Solutions, LLC. d/b/a Property Tax Solutions, of Chicago, County of Cook, State of Illinois, nercby files a claim for lien in the amount of \$536.16 against Evgeniia Dankin (hereinafter referred to as "Owner"), of Cook County, Illinois, and states:

On January 1,2019, the owner owned the foliowing 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):	16-24-302-037-0900
Address(es) of Premises:	1855 S Troy St
	Chicago, IL 60653

COUNT I

On January 1,2019 the claimant entered into a written agreement with said owner to provide legal representation before the Cook County Assessor and Board of Review to contest the 2019 assessed value of the premises, for compensation totaling (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.

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On February 29,2020 claimant completed said legal representation before the Cook County Board Of Review, by successfully reducing the 2019 assessed value from \$20,659 to \$18,051 resulting in a 2019 tax savings of \$517 and a fee due claimant of \$258.50.

CLAIM OF LIEN

There remains, unpaid and owing to the claimant, the amount of \$536.16 for which, with interest, the claimant claims a lien on the premises described in Exhibit "A". 200 COOK

Cook County Property Tax Solutions, LLC

STATE OF ILLINOIS

COUNTY OF COOK

I, GREGORY HILTON, a notary public in and for the country in the state aforesaid, 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 as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this

2024.

GREGORY HILTON OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires September 08, 2024

Notary Public

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

Mail to:

Gregory Hilton

Cook County Property Tax Solutions, LLC

16 West Ontario ,2nd Floor

Chicago, IL 60654

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 19 AND THE SOUTH FIVE (5) FEET OF LOT 20 IN BLOCK 7 IN THE RESUBDIVISION OF BLOCK 6,7,16 AND 17 IN DOUGLAS PARK ADDITION TO CHICAGO IN THE SOUTHWEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINICPAL MERIDIAN, SITUATED IN COOK COUNTY, ILLINOIS.

1855 S. TROY STREET, CHICAGO, IL 60623