UNOFFICIAL COPY

Doc#. 2416914458 Fee: \$107.00

CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/17/2024 2:42 PM Pg: 1 of 3

ATTORNEYS

LIEN

I

I

Above Space for Recorder's use only

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 \$855.20 against Wei Zhang (hereinafter referred to as "Owner"), of Cook County, Illinois, and states:

On December 25,2019, 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.

COOK OF COOK

Permanent Real Estate Index	Number(s): 17-28-128-041 0000
Address(es) of Premises:	2541 S. Normal Ave
	Chicago, IL 60616

COUNT I

On December 25,2019, 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.

2416914458 Page: 2 of 3

UNOFFICIAL COPY

On April 21,2020 claimant completed said legal representation before the Cook County Assessor, by successfully reducing the 2019 assessed value from \$45,292 to \$41,054 resulting in a 2021 tax savings of \$837 and a fee due claimant of \$418.50.

CLAIM OF LIEN

There remains, unpaid and owing to the claimant, the amount of \$855.20, for which, with interest, the claimant claims a lien on the premises described in Exhibit "A".

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, GREG 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
PUBLIC F Notary Public - State of Illinois
My Commission Expires
FILLINOIS
September 08, 2024

Notary Public

This document was prepared by Gregory Hilton, Cook County Property Tax Solutions, 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

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 1 IN NAPONIELLO SUBDIVISION, BEING A RESUBDIVISION OF THE SOUTHEAST FRACTION OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 5041-006.

Cook County Clerk's Office

PIN: 17-28-125-041-0000