

# UNOFFICIAL COPY

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CEDRIC GILES  
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Date 6/17/2024 2:40 PM Pg: 1 of 4

## ATTORNEY'S LIEN

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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 \$1,947.71 against Steven Degrado (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On June 13, 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):	18-32-313-043-0000
Address(es) of Premises:	8312 Willow West Dr Willow Springs, IL 60480

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## COUNT I

On June 13, 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 August 29, 2019 claimant completed said legal representation before the Cook County assessor and/ or Board of Review, by successfully reducing the 2019 assessed value from \$44,653 to \$37,245, resulting in a 2019 tax saving of \$1,823 and a fee due claimant of \$911.50.

## CLAIM OF LIEN

There remains, unpaid and owing to the claimant, the amount of \$1,947.71 for which, with interest, the claimant claims a lien on the premises described in Exhibit "A".

Cook County Property Tax Solutions, LLC

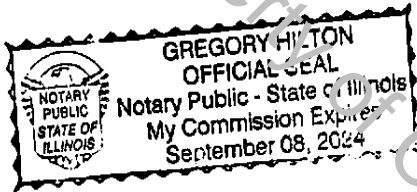
By: Amber Willis

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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 10th day of June, 2024



[Signature]  
Notary Public

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

Mail to: Phil Demers  
Cook County Property Tax Solutions, LLC  
(Firm No. 34503)  
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Chicago, IL 60654

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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 65 IN WILLOWSHIRE ESTATES UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE SOUTH WEST  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1980 AS DOCUMENT 25327160, IN COOK COUNTY, ILLINOIS.

18-32-313-043-0000

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