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ATTORNEY'S LIEN

Doc#. 2417024267 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/18/2024 11:07 AM 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 \$581.33 against Lisa & Keith Edwards (hereinafter referred to as "Owner"), of Cook County, Illinois and states:

On May 6, 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):	31-20-122-009-0000
Address(es) of Premises:	6102 Colgate Ln Matteson, IL 60443

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COUNT I

On May 6, 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 (15%) 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 on the event the fee was not paid when due.

On April 21, 2020 claimant completed said legal representation before the Cook County assessor and/ or Board of Review, by successfully reducing the 2019 assessed value from \$28,920 to \$25,346, resulting in a 2019 tax saving of \$1,925 and a fee due claimant of \$288.75.

<u>CLAIM OF LIEN</u>

There remains, unpaid and owing to the claimant, the amount of \$581.33 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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COUNTY OF	COOK)					
I, <u></u>	reacty.	reby certify that A	notary public	in and	for the	county	in
the state afo	oreșaid, do hei	reby certify that A	mber Williams	, personally	/ known t	to me to	be
the same pers	on whose name	e is subscribed to tl	he foregoing ins	trument, ap	peared be:	fore me th	iis

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.

STATE OF ILLINOIS

Giver us der my hand and official seal this 15th day of May, 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 Tex Solutions, LLC

(Firm No. 34593)

16 West Ontario, 2nd Floor Chicago, IL

60654

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EXHIBIT "A"

LEGAL DESCRIPTION

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MERIDIAN, IN COOK CC

PIN: 31-20-101-002-0000