### **UNOFFICIAL COPY**

Doc#. 2418524384 Fee: \$107.00 CEDRIC GILES Date 7/3/2024 1:33 PM Pg: 1 of 3

COOK COUNTY CLERK'S OFFICE **ATTORNEYS** 1 LIEN 1 Above Space for Recorder's use only **STATE OF ILLINOIS** 

COOK 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 \$5,354.73 against Cohen Gadi (hereinafter referred to as "Owner"), of Cook County, Illinois, and states:

On October 7, 2020, 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):	04-02-100-009-0000
Address(es) of Premises:	1122 Longmeadow Dr
	Northbrook, IL 60062

#### COUNT I

On October 7, 2020, 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 2020 assessed value of the premises, for compensation totaling (50%) of the 2020 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.

2418524384 Page: 2 of 3

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On November 27, 2020, claimant completed said legal representation before the Cook

County Assessor and/or Cook County Board of Review, by successfully reducing the 2020 assessed value from \$223,830 to \$194,863 resulting in a 2020 tax savings of \$6,266 and a fee due claimant of \$3,133.00.

#### **CLAIM OF LIEN**

There remains, unpaid and owing to the claimant, the amount of \$5,354.73 or which, with interest, the claimant claims a lien on the premises described in Exhibit "A". DO BY

Cook County Property Tax Solutions, LLC

STATE OF ILLINOIS

) SS:

**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 methil 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 2nd day of

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, 2<sup>nd</sup> 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 9 IN LEE ACRES, BEING A SUBDIVISION OF THE SOUTH 15 ACRES OF THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING DRTHWES.
HE THIRD PRINTECORDED OCTOB.
COOK COUNTY, TILING.

PIN: 04-02-100-009-0000 WEST OF THE EAST 14.57 ACRES OF SAID NORTHWEST ¼ OF THE NORTHWEST OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1954, IN BOOK 431 OF PLATS, PAGE 48, IN