

## **REPRESENTATION AGREEMENT**

**AUTHORIZATION:** The undersigned owner or authorized agent of owner ("Client") engages Cook County Tax Appeals, LLC along and its attorneys (Attorney) for representation before the Cook County Assessor, the Board of Review, Property Tax Appeal Board, or any other legal entity empowered to reassess such decisions, regarding the property tax evaluation of the specified real estate parcels situated within Cook County, Illinois:

The Client affirms their ownership or lawful control over the specified property and commits to providing the Attorney with precise and complete information regarding the property. Additionally, the Client will offer all necessary cooperation promptly to facilitate the appeal of the property tax assessment. The Client empowers the Attorney with the authority and discretion to decide on the prosecution of any such appeal, serving as the Client's attorney in this matter. This authority encompasses the ability to endorse any documentation essential for advancing the property tax appeal process or for securing any property tax refunds. This includes the authorization for the Attorney to endorse property tax refund checks on the Client's behalf for deposit into the Attorney's trust account as a protective measure for the Client. The Client consents to the Attorney disbursing funds to the Client from the IOLTA account, subsequent to the deduction of the Attorney's fees.

**CONTINGENCY FEE:** This Agreement stipulates that the Attorney's compensation is strictly success-based, pertaining to the property tax appeal outcomes. The Client is not liable for any fees or charges if the appeal does not result in a reduction of the assessment. In the event of a successful appeal resulting in a decreased property assessment, the Client commits to compensating the Attorney with an amount equal to twenty five percent (10%) of the tax savings for each year, billed at 30% of your first-year savings, derived from any reduction in the property's assessed value achieved from the initial valuation by the Assessor. The calculation of said tax savings will involve multiplying the amount of reduction in assessed value by the tax rate and State equalization factor for the year. Upon issuance of a bill to the Client following a notification of a successful assessment outcome and the release of the Second Installment tax bill for the tax year, the Attorney's fees shall become due and payable within 30 days of invoice issuance. Payments not received by the due date will bear interest of 1.5% per month, and Owner shall be liable for any costs of collection, including reasonable attorney's fees. The Attorney is authorized and shall have the right to record a lien against any real property of Owner for any delinquent balance.

**TERMINATION:** Owner may terminate this Representation Agreement at any time and for any reason by providing written notice to Attorney at: [info@cookcountytaxappeal.com](mailto:info@cookcountytaxappeal.com). Attorney may terminate this Representation Agreement, withdraw as attorney for Owner and/or withdraw any pending appeal, at any time and for any reason, including without limitation, if Owner fails to pay any amounts owing to Attorney hereunder when due, or Owner fails to timely provide any information, or documents requested by Attorney necessary to provide the services hereunder. Attorney will provide Owner written notice of any such termination. Owner will remain liable for any fees and or commission due Attorney as a result of services performed prior to the effective date of termination.

**DISCLAIMER:** Attorney makes no representations or warranties, either express or implied, to Owner regarding the outcome of any property tax appeal or any other legal proceedings undertaken on behalf of Owner under this Agreement. Owner acknowledges and agrees that Attorney's efforts on Owner's behalf do not guarantee a specific result or outcome, and that the legal processes involved are subject to the discretion of the relevant authorities and the complexities of the law. Consequently, any statements made by Attorney regarding potential outcomes or expectations are not warranties or guarantees, but are expressions of professional judgment intended to serve as a basis for Owner's informed decision-making.

**SEVERABILITY:** If any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been included herein. This clause ensures that the remainder of the Agreement remains in full force and effect, notwithstanding the severance of any part of this Agreement.

**GENERAL TERMS:** This Representation Agreement constitutes the entire agreement between the Owner and Attorney regarding the subject matter herein and supersedes all prior agreements, understandings, negotiations, and discussions, whether oral or written, between the parties. No amendment, change, or modification of this Agreement shall be valid unless in writing signed by both parties. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflict of laws principles. Any disputes arising under or in connection with this Agreement shall be resolved through binding arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. The parties hereby consent to the exclusive jurisdiction and venue of the courts located in Cook County, Illinois, for any actions not subject to arbitration. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. A facsimile or electronic signature shall be considered as valid and binding to the same extent as an original signature.

<b>Client:</b>	
<b>Property Address:</b>	
<b>PIN(s):</b>	
<b>Mailing Address:</b>	
<b>Signature:</b>	
<b>Date:</b>	