



**Gardi  
& Haught** Ltd.

ATTORNEYS AT LAW

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Hiten R. Gardi • Thomas E. Haught • Ann M. Fischer • Martin S. LaScola • Isaac Franco

RE: Property Tax Appeal

Dear Sir or Madam:

Paying too much money for property taxes? We now represent clients in reducing their property taxes. The only thing that you need to do is sign the attached Engagement letter and Attorney Authorization form. We do the rest! We only get compensated if we save you money. It's a win/win proposition.

Please sign the signature page and email the executed contract back to us should the contingency fee agreement accurately reflect your understanding.

Your attention to this matter is greatly appreciated. Please let us know if you have any questions or concerns.

Regards,

Hiten R. Gardi  
Gardi & Haught, Ltd.



### **CONTINGENT FEE AGREEMENT**

This agreement made between \_\_\_\_\_  
(Hereinafter called "Client") and Gardi & Haught, Ltd. (hereinafter called "Attorney").  
IT IS HEREBY AGREED AS FOLLOWS:

- 1) That Attorney will represent Client for the 2018 real estate tax year before the Cook County Board of Review, in order to secure a fair and equitable valuation for real estate tax purposes for the real estate and improvements thereon identified in the records of the Tax Assessor of Cook County, Illinois, as follows:

**Property Address:** \_\_\_\_\_.

- 2) That upon Attorney's obtaining a reduction in assessed valuation, Client agrees to pay fees to the Attorney in the amount of THIRTY PERCENT (30%) of the first year's tax savings, payment due immediately upon rendering of the assessment reduction by the Cook County Board of Review (even in the event of a sale of this property). In the event no reduction is obtained, there will be no charge for services. Client agrees and acknowledges that Attorney may pay for costs associated with the tax appeal process out of Attorney's own fees. Such costs may include but are not limited to referral fees and the utilization of software and other various technologies used to assist Attorney with the tax appeal process.
- 3) That when an assessment reduction is obtained in the first year of a triennial, said reduction should continue for the remaining years of the triennial, provided that the reduction is not marked "one year only." Client understands and acknowledges that the tax assessment may be raised for reasons, including but not limited to, the issuance of a building permit and/or physical changes made to improve this property which may increase its market value.
- 4) Assessment reductions that are marked "one year only", and assessment reductions obtained in the last year of a triennial will also be billed at THIRTY PERCENT (30%) of that year's tax savings. In the event that no reduction is obtained, there will be no charge for services. Client agrees to pay interest at the rate of 1.5 % per month if payment is not received within THIRTY (30) days from the date of the invoice.
- 5) That the tax savings will be computed by multiplying the latest available count equalization factor and tax rate for the subject property by the difference between the proposed assessed value and the assessed value that results from Attorney's representation (tax savings = State equalization factor x tax rate x assessment reduction).



- 6) Client agrees to be responsible for all costs associated with obtaining and/or updating valuation appraisals to be used in conjunction with appealing
- 7) Client's real estate tax assessments. If necessary, Client agrees to be responsible for all cost associated with an appraiser's testimony and preparation thereof. Attorney agrees not to incur any appraiser-related expenses without Client's prior written approval.
- 8) In the event the filing of a Certificate of Error is warranted for any particular tax year and Attorney obtains a refund, Client agrees to pay a contingent fee equal to THIRTY PERCENT (30%) of the tax savings obtained on the Certificate of Error for that tax year. Said savings can be the result of either a tax refund or a reduction of tax liability.
- 9) Client expressly grants Attorney the right to deposit any refund check into its Clients trust fund account and to deduct its contingent fee and costs for said refund and for any other unpaid fees and costs due to Attorney for the subject property, and to send balance, if any, to Client per agreement.
- 10) Client understands and acknowledges that Attorney will not represent Client in a lawsuit with respect to tax reductions or appear in-person in front of the Board of Appeals. Attorney can refer Client to someone else to provide that additional service.

**[SIGNATURE PAGE FOLLOWS]**



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IN WITNESS WHEREOF, each of the Parties has caused this Agreement to be executed by its duly authorized representative on the respective dates entered below.

**CLIENT SIGNATURE:** \_\_\_\_\_

By (Print Name): \_\_\_\_\_

Title (If Applicable): \_\_\_\_\_

Agreed and Accepted on: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**ATTORNEY SIGNATURE:** \_\_\_\_\_

By (Print Name): \_\_\_\_\_

Title: \_\_\_\_\_

Agreed and Accepted on: \_\_\_\_\_