

**AGREEMENT AND POWER OF ATTORNEY**

This AGREEMENT AND POWER OF ATTORNEY is made and entered into on the date set forth below (“Agreement”) by and between \_\_\_\_\_ (“Owner”) and Lisa Fishbein, Esq. (“Attorney”) with respect to \_\_\_\_\_, Illinois (“Property”). Owner and Attorney agree as follows:

1. Tax Appeal and Documentation. Attorney will evaluate the Property to determine whether a property tax appeal is warranted for the Property. If, in Attorney’s opinion, a property tax appeal is so warranted, Attorney will prepare, file and present the appeal of the Property to the proper non-judicial reviewing authorities. Owner will provide the necessary documentation for Attorney to prosecute the appeal. The terms and provisions of this Agreement shall apply to Attorney’s appeal for *tax year 2025* and the property tax reductions which result from said appeal in *tax year 2025*.
2. Contingent Fees. Owner will pay Attorney contingent fees (for pursuing the appeal described above) as follows: (i) 50% of the property tax reduction or refund for the Property for *tax year 2025*. The amount of the property tax reduction for *tax year 2025* shall be equal to the difference between: (a) the tax liability which would have been incurred based upon the Assessor’s valuation for the Property prior to Attorney’s appeal; and (b) the reduced tax liability for the Property resulting from Attorney’s efforts. The fee shall be due upon invoice, which Attorney will mail to Owner following the appeal using the last ascertainable tax rate and IL state equalization factor. Additionally, there shall be a \$100 non-refundable retainer fee due at the time of execution of this agreement.
3. Power of Attorney. Owner hereby appoints Attorney to appear and act on behalf of Owner with respect to the property tax appeal described in this Agreement before the proper reviewing authorities. Owner further empowers Attorney to take all reasonable steps in said matter deemed advisable to secure a reduction in the assessed valuation of the Property. Upon completion of the work described herein, this Power of Attorney shall become void.
4. Miscellaneous: This Agreement represents the complete understanding and agreement of the parties. Owner acknowledges that Attorney has made no guarantee regarding her ability to secure any reduction in valuation for the Property.

IN WITNESS WHEREOF, Owner and Attorney have executed this Agreement this \_\_\_\_ day of \_\_\_\_\_, in Cook County, Illinois.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
Owner

P.I.N.:  
Phone:  
Email:



**Attorney / Representative  
Authorization Form**

Appeal Year \_\_\_\_\_

Town \_\_\_\_\_

Appeal Number \_\_\_\_\_

Property Index Number(s) \_\_\_\_\_

Owner / Taxpayer \_\_\_\_\_

Property Index Number(s) \_\_\_\_\_

Owner's Mailing Address \_\_\_\_\_

Property Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Daytime Phone Number \_\_\_\_\_

Township \_\_\_\_\_

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

I, \_\_\_\_\_ being first duly sworn on oath state:  
Name of Affiant

1. That I am (please check one):
- An **Owner** of the property described above
  - A **Lessee** of the property described above
  - A **Tax Buyer** of the property described above (year(s) purchased) \_\_\_\_\_
  - A duly authorized **Officer/Agent** of the \_\_\_\_\_  
corporation/partnership which owns the property described above

2. I have sufficient knowledge of the operations of the above property to execute this affidavit

3. I have personal knowledge that the above property:

- has been purchased within the last 3 years
- has been refinanced within the last 3 years

If sold or refinanced: \_\_\_\_\_  
Purchase Price Date of Purchase

Type of Rate:  Fixed  Variable Interest Rate: \_\_\_\_\_ %



**Attorney / Representative  
Authorization Form**

- 4. that for the assessment year \_\_\_\_\_ I have authorized \_\_\_\_\_ whose name appears on the appeal form to represent me before the Assessor relative to the assessment of the property listed;
- 5. that any income and expense information provided by me, either directly or through my representative, accurately reflects the result of the operations;
- 6. that I am familiar with the day-to-day operations and the financial records and statements concerning the subject property; and
- 7. that any and all documentation and supporting data to be tendered to the Cook County Assessor's Office by my attorney or representative are true and accurate, and further that any documents which purport to have been filed with any government agency, including the Internal Revenue Service, were, in fact, so filed.

Further affiant sayeth not.

\_\_\_\_\_  
Signature of Owner/Lessee

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daytime Phone Number

**As appointed attorney or representative for the owner/lessee of the property described above, I affirm that I have read the Cook County Assessor's Rules for Filing Appeals.**

\_\_\_\_\_  
Signature of Attorney/Representative

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Atty / Rep Code

\_\_\_\_\_  
Daytime Phone Number

**COOK COUNTY BOARD OF REVIEW 2025  
ATTORNEY AUTHORIZATION FORM**

2025 Complaint No. _____	Township: _____
PIN(s): _____	
_____	
Address: _____	
City: _____	State: _____ ZIP Code: _____

**ATTORNEY AUTHORIZATION**

1. I am a/an (check applicable)  
owner, executor, trust beneficiary of this property; or  
a lessee (tenant) liable for the real estate taxes of the property for this tax year; or  
a former owner liable for the real estate taxes of the property for this tax year; or  
a duly authorized officer of the \_\_\_\_\_  
Corporation, Partnership, LLC, or other entity which owns the property described above.
  
2. I have personal knowledge that the property described above  
has not been purchased since January 1, 2022; or  
has been purchased on or after January 1, 2022 (complete below)  
Purchase Price: \$ \_\_\_\_\_ Date of Purchase: \_\_\_\_\_
  
3. For assessment year 2025, I explicitly authorize the following Attorney/law firm:

\_\_\_\_\_  
\_\_\_\_\_

to represent me before the Cook County Board of Review in connection with the assessment of the above mentioned property. Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

\_\_\_\_\_  
Signature of Affiant /Owner/Appellant      Print Name of Affiant /Owner/Appellant      Date:

I certify that I have entered into the attorney/client relationship with the affiant and that I have read the accompanying assessed valuation complaint and supporting documents. Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he/she verily believes the same to be true.

\_\_\_\_\_  
Signature of Attorney      Date:      BOR Atty. Code