

Law Offices of
ANTHONY J. PERAICA & ASSOCIATES, LTD.
5130 S. Archer Avenue, Chicago, Illinois 60632
(773) 735-1700 (Phone) (773) 585-3035(Fax)

RETAINER AGREEMENT

THIS AGREEMENT is being entered into between _____
(hereinafter referred to as "Client") and Anthony J. Peraica & Associates, Ltd. (hereinafter referred to as "Attorney").
IT IS HEREBY AGREED as follows:

- (1) That Attorney will represent Client before the Assessor and Board of Review, for the 20 __, 20 __, and 20 __
real estate tax years, 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 Assessor of Cook County, Illinois as follows:

Township: _____

Volume: _____

Permanent Index Number(s): _____

Address of Property: _____

- (2) That upon Attorney's obtaining a reduction in real estate assessment, Client agrees to pay fees to the Attorney in
the amount of **THIRTY-THREE PERCENT (33%)** of the 20__ tax savings, payment due immediately upon
rendering of the assessment reduction by the Assessor and/or Board of Review (even in the event of a sale of the
property). In the event that **no reduction** is obtained, there will be **no charge** for services to Client by Attorney.
- (3) That when an assessment reduction is obtained, said reduced assessment should continue for the remaining years
of the current assessment cycle, provided that the reduction is not earmarked "one year only". It is understood
that the issuance of a building permit or physical changes made to improve this property will increase its market
value and the assessment could be raised accordingly. However, if the Assessor increases its assessment for **no
justifiable reason**, Attorney will attempt to bring about a restoration of the reduced assessment **at no additional
charge** during the remaining years of subject's current township assessment cycle. If the reduction is marked
"one year only", then the fee will be reduced to **ONE-THIRD (1/3) of THIRTY-THREE PERCENT (33%)**
and Attorney will file the next year.
- (4) That in the event it is decided by both Client and Attorney that a new appraisal be made to contest the assessment,
or that any prior appraisal be updated, Client agrees to pay cost of said appraisal.
- (5) That the tax savings will be computed by applying the latest available equalization factor and tax rate to the
amount of valuation reduction (Valuation Reduction x Equalization Factor x Rate = Tax Savings).
- (6) In the event an assessment reduction is obtained at the Property Tax Appeal Board for any particular year and
Attorney obtains a refund, the Client agrees to pay a contingent fee equal to **THIRTY-THREE PERCENT
(33%)** of the amount of the total refund obtained at the Property Tax Appeal Board for that year. Said fee is due
upon receipt of certified assessment reduction from Property Tax Appeal Board. Once actual refund is received
any adjustments in payment due Attorney will be made. In the event any additional expenses are incurred (court
reporters, travel expenses, appraiser trial preparation fees, appraiser testimony fee, etc.) Client agrees to reimburse
Attorney for these expenses **in addition to** the fee.
- (7) In the event the filing of a law suit in the Circuit Court of Cook County is warranted for any particular year and
Attorney obtains a refund, the Client agrees to pay a contingent fee equal to **THIRTY-THREE PERCENT (33%)**
of the amount of the **total** refund obtained in the Circuit Court for that year. Said fee is due upon notice of refund.

- (8) In the event the filing of a Certificate of Error is warranted for any particular year and Attorney obtains a notice of refund, the Client agrees to pay a contingent fee equal to TWELVE PERCENT (12%) of the tax savings obtained on the Certificate of Error for that tax year. Said fee is due upon notice of refund.
- (9) Under the terms of this agreement, Attorney has been specifically empowered by the Client to deposit any and all checks related to refunds of Cook County property taxes, granted by the Cook County Treasurer, into their Client Fund Account for the purposes of subtraction of fees due to Attorney as detailed in this Agreement, and remittance of the net amount to Client when funds have been cleared by the bank within which they were deposited.

ACCEPTED:

ACCEPTED:

(Owner of Record and/or Taxpayer)

Anthony J. Peraica
Anthony J. Peraica & Associates, Ltd.
5130 S. Archer Ave.
Chicago, IL 60632
(773) 735-1700

By: _____
(Name)

(Title)

(Date)