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ATTORNEYS

LIEN

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Above Space for Recorder's use only

STATE OF ILLINOIS)
) SS:
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 \$1,442.47 against Maria De La Torr (hereinafter referred to as "Owner"), of Cook County, Illinois, and states:

On December 19, 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):	15-04-102-024-0000
Address(es) of Premises:	1803 N. 39 th Ave Stone Park, IL 60165

COUNT I

On December 19, 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.

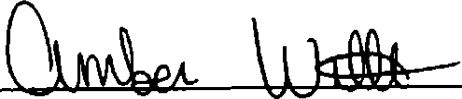
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On April 26, 2021, claimant completed said legal representation before the Cook County Assessor and/or Cook County Board of Review, by successfully reducing the 2020 assessed value from \$22,516 to \$19,276 resulting in a 2020 tax savings of \$1,663 and a fee due claimant of \$831.50.

CLAIM OF LIEN

There remains, unpaid and owing to the claimant, the amount of \$1,442.47 for which, with interest, the claimant claims a lien on the premises described in Exhibit "A".

Cook County Property Tax Solutions, LLC

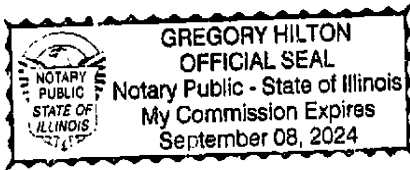


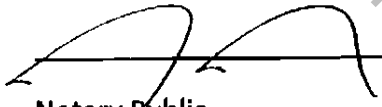
By:

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Gregory Hilton, a notary public in and for the county 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 me this 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 10th day of July, 2024.





Notary Public

This document was prepared by Gregory Hilton, Cook County Property Tax Solutions, LLC, 16 West Ontario, 2nd 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 24 IN BLOCK 3 IN H.O. STONE AND COMPANY'S WORLD FAIR ADDITION, A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1929, AS DOCUMENT NUMBER 10252949, IN COOK COUNTY, ILLINOIS.

PIN: 15-04-102-024-0000

County of Cook County Clerk's Office