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**THE CITY OF BLUE ISLAND**  
**COOK COUNTY, ILLINOIS**

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**RESOLUTION**  
**NUMBER 2017-014**

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**A RESOLUTION FOR APPROVAL OF CLASS 7(A) PROPERTY TAX  
INCENTIVE WITH COOK COUNTY FOR PROPERTY LOCATED  
AT 3500 W. 127<sup>TH</sup> STREET, CITY OF BLUE ISLAND,  
COOK COUNTY, ILLINOIS.  
(PROJECT ONE AUTOSPORTS, LLC.)**

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**DOMINGO F. VARGAS, Mayor**  
**Randy Heuser, City Clerk**

<b>1st Ward</b>	<b>TOM HAWLEY</b>	<b>GEORGE POULOS</b>
<b>2nd Ward</b>	<b>LETICIA VIEYRA</b>	<b>FRED BILOTTO</b>
<b>3rd Ward</b>	<b>NANCY RITA</b>	<b>KEVIN DONAHUE</b>
<b>4th Ward</b>	<b>CANDACE CARR</b>	<b>ALECIA SLATTERY</b>
<b>5th Ward</b>	<b>JANICE OSTLING</b>	<b>KENNETH PITTMAN</b>
<b>6th Ward</b>	<b>DEXTER JOHNSON</b>	<b>JAIRO FRAUSTO</b>
<b>7th Ward</b>	<b>NANCY THOMPSON</b>	<b>JAMES JOHANSON</b>

**Aldermen**

**RESOLUTION NO. 2017-014**

**A RESOLUTION FOR APPROVAL OF CLASS 7(A) PROPERTY TAX INCENTIVE  
WITH COOK COUNTY FOR PROPERTY LOCATED AT 3500 W. 127<sup>TH</sup> STREET,  
CITY OF BLUE ISLAND, COOK, COUNTY, ILLINOIS**

Whereas, the City of Blue Island desires to promote the development and retention of industry in the City of Blue Island; and

Whereas, Project One Autosports, LLC shall file with the office of the Assessor of Cook County, an application for a Class 7(a) classification under the Cook County Real Property Assessment Classification Ordinance, adopted by the Cook County Board of Commissioners on December 6, 1994, as amended; and

Whereas, the address of this property is 3500 W. 127<sup>th</sup> Street, Blue Island, Illinois, and the permanent real estate number of this property is 24-26-403-012; and

Whereas, as part of the approval and incentive resolution, the City would recommend commitments for hiring preference of City residents through but not limited to job fairs, early interviews, etc.; and

NOW AND THEREFORE, BE IT RESOLVED by the City Council of the City of Blue Island, Cook County, Illinois, as follows:

**SECTION ONE:**

The City Council has determined that the use of the property is necessary and beneficial to the local economy of the City of Blue Island, Cook County, Illinois, and the City Council supports and consents to the Class 7(a) status for said property.

**SECTION TWO:**

The above finding of necessity and benefit to the local economy and support and consent for Class 7(a) status shall relate to the property legally identified by the address and PIN listed herein and contained in the attached Exhibit A.

**SECTION THREE:**

This resolution shall be in full force and effect upon its passage and approval as required by law.

**SECTION FOUR:**

The City Clerk shall forthwith transmit a certified copy of this Resolution to the Office of the Assessor of Cook County, Illinois, and to the business owners at the common address herein listed, and to such other parties in interest as required by law.

ADOPTED this 28th day of March, 2017, pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT	ABSTAIN
Alderman Hawley	X				
Alderman Poulos	X				
Alderman Vieyra	X				
Alderman Bilotto			X		
Alderman Rita			X		
Alderman Donahue			X		
Alderman Carr	X				
Alderman Slattery	X				
Alderman Ostling	X				
Alderman Pittman	X				
Alderman Johnson	X				
Alderman Frausto			X		
Alderman Thompson			X		
Alderman Johanson	X				
Mayor Vargas					
TOTAL	9		5		

APPROVED by the Mayor on March 28, 2017.

*Domingo F. Vargas*

DOMINGO F. VARGAS  
MAYOR OF THE CITY OF BLUE ISLAND,  
COUNTY OF COOK AND STATE OF ILLINOIS

ATTESTED and Filed in my office this  
28th day of March, 2017.

*Randy Heuser*

RANDY HEUSER  
CITY CLERK



They estimate approximately 10-15 construction jobs will be created during renovation and reoccupation. It is also estimated that the business will employ 30-50 full time employees once construction has been completed.

The Class 7a tax incentive is available to specific commercial developments that would not be economically feasible without it. This incentive applies to real estate primarily used for commercial purposes where there is new construction, reutilization of a vacant structure or substantial rehabilitation.

A 2018 Petition for Division of Tax Parcel will be filed with the Cook County Assessor's office which will void the current tax ID number and create two new tax parcels. Parcel 1 will contain an approximately 90,000 square foot building situated on approximately 217,200 square feet of land. This parcel is the subject of the class 7a request. Parcel 2 will contain an approximately 60,000 square foot building situated on approximately 145,000 square feet of land. This property will be leased to a future industrial tenant.

### **Conclusion**

Without the incentive commercial property would normally be assessed at 25% of the fair market value. The class 7a would reduce the assessment from 25% to 10%, for the first 10 years, 15% during the 11<sup>th</sup> year and 20% during the 12<sup>th</sup> year. The assessment would return to 25% after year 12. Currently, the 7a incentive is not renewable.

The 2015 & 2016 assessment for the subject property was \$349,604, with 2015 real estate taxes at \$154,286. Upon creation of the two new tax parcels for 2018, and the reoccupation of the property, it is estimated the aggregate assessment will increase to \$510,000, with estimated real estate taxes of \$220,744.

Project One Autosports, LLC will occupy a property that is currently non-performing, offering the opportunity to reinvest and expand their business at a manageable rate. As part of the approval and incentive resolution, the City will recommend commitments for hiring preference of City residents (job fairs, early interviews, etc.).

### **Attachments**

- Memo – Kane McKenna Associates, Inc.
- Eugene L. Griffin & Associates, LTD. – Request for Class 7a Incentive
- Cook County Assessor Class 7a Eligibility Application

**EUGENE L. GRIFFIN & ASSOCIATES, LTD.**

LAW OFFICES

29 NORTH WACKER DRIVE, SUITE 650  
CHICAGO, ILLINOIS 60606-3215  
(312) 855-5050

March 7, 2017

FACSIMILE  
(312) 855-5048  
WRITER'S DIRECT DIAL NUMBER  
855-5056

Mr. Mark Miller  
Project Coordinator City of Blue Island  
City of Blue Island  
13051 Greenwood Avenue  
Blue Island, Illinois 60406

Re: Class 7A Property Tax Incentive  
Project One Autosports, LLC  
3500 West 127<sup>th</sup> Street, Blue Island  
Worth Township  
Perm No. 24-26-403-012

Dear Mr. Miller:

Project One Autosports, LLC (Applicant) is in due diligence to purchase the land and buildings contained on the above referenced parcel and they are requesting the City of Blue Island's support for a Class 7A property tax incentive.

The subject property is currently identified by Perm No. 24-26-403-012. This parcel contains a 59 year old, 150,320 square foot industrial building, situated on a 361,984 square foot site. The building has been vacant since January 2013.

A 2018 Petition for Division of Tax Parcel will be filed with the Cook County Assessor's office, which will void the current Perm No. and create two new tax parcels. The first new parcel (PARCEL 1) will contain an approximately 90,000 square foot building situated on approximately 217,190 square feet of land. This parcel is the subject of our Class 7A request. This parcel will be utilized by "Applicant". Applicant engages in the reconditioning and distribution of pre-owned vehicles. They acquire vehicles from auctions, leasing companies, rental companies, trade ins, new car dealers, and among other outlets. The vehicles will be transported to this facility and undergo a thorough reconditioning process. Once the reconditioning process is complete, the vehicles are marketed via online Channels such as, Auto trader, Cargurus, Ebay and Cars.com. The vehicles are purchased online and delivered to the customers home with "7 day no questions return policy."

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

Mr. Mark Miller

-2-

March 7, 2017

The second parcel (PARCEL 2) will contain an approximate 60,000 square foot building, situated on approximately 145,000 square feet of land. This property will be leased to a future industrial tenant.

Applicant will be purchasing the property for approximately \$1,500,000 and will invest \$300,000-\$500,000 in capital improvements for interior renovations, replacement of HVAC, plumbing and roof repairs. They estimate approximately 10-15 construction jobs will be created during this time of construction/reoccupation.

One applicant occupies the property; they estimate they will employ 30-50 full time employees.

The 2015 & 2016 assessment for the subject property was \$349,604, with 2015 real estate taxes at \$154,286. Upon creation of the two new tax parcels for 2018, and the reoccupation of the subject property, it is estimated the aggregate assessment will increase to \$510,000, with estimated real estate taxes of \$220,744.

The approval of the Class 7A Tax Incentive will have a positive impact on the City of Blue Island, and will materially assist in the redevelopment/reoccupation of the subject property.

Should you require additional information, please do not hesitate contacting me.

Very truly yours,

EUGENE L. GRIFFIN & ASSOCIATES, LTD.

  
Stephen F. Griffin

SFG/as  
Enclosures

**COOK COUNTY ASSESSOR**  
**JOSEPH BERRIOS**



COOK COUNTY ASSESSOR'S OFFICE  
118 NORTH CLARK STREET, CHICAGO, IL 60602  
PHONE: 312.443.7550 FAX: 312.603.3618  
WWW.COOKCOUNTYASSESSOR.COM

**CLASS 7A**  
**ELIGIBILITY APPLICATION**

CONTROL NUMBER

Carefully review the Class 7a Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, a filing fee of \$500.00, and supporting documentation must be filed as follows:

This application must be filed PRIOR TO the commencement of New Construction or the commencement of Substantial Rehabilitation Activities or PRIOR TO the Reoccupation of Vacant/Abandoned Property.

**Applicant Information**

Name: Den McLachlan  
Company: Project One Auto Sports, LLC Telephone: (640) 207-3263  
Address: 456 Washington Avenue  
City: Carlstadt State: NJ Zip Code: 07072  
Email Address: d.mclachlan1@gmail.com

**Contact Person (If different than the Applicant)**

Name: Stephen Griffin  
Company: Eugene L. Griffin & Assoc Telephone: (312) 855-5021  
Address: 29 North Wacker Dr, Ste. 650  
City: Chicago State: IL Zip Code: 60606  
Email Address: steve@griffinlaw.com

**Property Description (per PIN)**

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street address: (1) 24-26-403-012 3500 W. 127th Street, Blue Island  
Permanent Real Estate Index Number: \_\_\_\_\_  
(2) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_  
(3) \_\_\_\_\_  
Permanent Real Estate Index Number: \_\_\_\_\_

City: Blue Island State: IL Zip Code: \_\_\_\_\_  
Township: Worth Existing Class: 5-93

**Identification of Persons Having an Interest in the Property**

Attach a complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest. - EXHIBIT 1

**Property Use**

**General Description of Proposed Property Usage** EXHIBIT 2

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Attach legal description, site dimensions and square footage and building dimensions and square footage. - EXHIBIT 3

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc. - EXHIBIT 4

**Nature of Development**

Indicate nature of the proposed development by checking the appropriate space:

- New Construction (Read and Complete Section A below)
- Substantial Rehabilitation (Read and complete Section A below)
- Occupation of Abandoned Property - No Special Circumstances (Read and complete Section B)
- Occupation of Abandoned Property - With Special Circumstances (Read and complete Section C)

A. If the proposed development consists of *new construction* or *substantial rehabilitation*, provide the following information:

Estimated date of construction commencement (excluding demolition, if any): \_\_\_\_\_

Estimated date of construction completion: \_\_\_\_\_

Total redevelopment cost, excluding land: \$ \_\_\_\_\_  
(Not to exceed \$2 million)

Attach copies of the following:

1. specific description of the proposed new construction or substantial rehabilitation
2. current plat of survey for subject property
3. 1<sup>st</sup> floor plan or schematic drawings
4. building permits, wrecking permits and occupancy permits (including date of issuance)
5. complete description of the cost and extent of substantial rehabilitation or new construction (including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc.)

B. If the proposed development consists of the re-occupancy of *abandoned property*, provide the following information:

1. Was the subject property vacant and unused for at least 24 continuous months prior to purchase for value or substantial rehabilitation?

YES       NO

When and by whom was the subject property last occupied and used?

January 1, 2013

G & W Electric

Attach copies of the following documents:

- (a) sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment - Exhibit 5
- (b) records (such as statements of utility companies), indicating that the property has been vacant and unused and the duration of such vacancy - EXHIBIT 1

2. Application must be made to Assessor prior to reoccupation:

Estimated date of reoccupation: June 2017 Date of purchase:

Name of purchaser: Project One Auto Sports

Name of seller: G & W Electric

Relationship of purchaser to seller: None

Attach copies of the following documents:

- (a) sale contract - Exhibit 6
- (b) recorded deed
- (c) assignment of beneficial interest
- (d) real estate transfer declaration

C. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was a purchase for value, but the period of *abandonment prior to purchase was less than 24 continuous months*, please complete section (1) below. If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the incentive where there was *no purchase for value*, but the period of abandonment prior to application was 24 continuous months or greater, please complete section (2) below.

1. How long was the period of abandonment prior to the purchase for value?

\_\_\_\_\_

When and by whom was the subject property last occupied prior to the purchase for value?

\_\_\_\_\_

- (a) Sworn statements from person having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the

- property was vacant and unused and indicated duration of such vacancy.
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for the less than 24-month abandonment period.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

Date of purchase: \_\_\_\_\_

Name of purchaser: \_\_\_\_\_

Name of seller: \_\_\_\_\_

Relationship of purchaser to seller: \_\_\_\_\_

Attach copies of the following documents:

- (a) Sale contract
- (b) Closing statement
- (c) Recorded deed
- (d) Assignment of beneficial interest
- (e) Real estate transfer declaration

2. Was the subject property vacant and unused for at least 24 continuous months prior to the filing of this application?

YES       NO

When and by whom was the subject property last occupied prior to filing this application?

\_\_\_\_\_

\_\_\_\_\_

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and duration of vacancy and abandonment.
- (b) Records (such as statements of utility companies) which demonstrate that the property was vacant and unused and indicate duration of such vacancy.
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution for the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.*

Application must be made to Assessor prior to commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: \_\_\_\_\_

**Employment Opportunities**

How many construction jobs will be created as a result of this development? 10-15

How many permanent full-time and part-time employees do you now employ in Cook County?

Full-time: \_\_\_\_\_ Part-time: \_\_\_\_\_

How many new permanent full-time jobs will be created as a result of this proposed development? 30-50

How many new permanent part-time jobs will be created as a result of this proposed development? 0

**Local Approval**

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 7a Application and that it finds Class 7a necessary for development to occur on the subject property. This resolution must expressly state that the five eligibility factors, which must be present to demonstrate the area is "in need of commercial development", are satisfied.

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

  
Signature

March 9, 2017  
Date

Eugene P. Griffin  
Print Name

Attorney  
Title

*\*Note: If title to the property is held in trust or by a corporation or a partnership, this Class 7a Eligibility Application must be signed by the beneficiary, officer and/or general partner.*

# INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Eugene P. Griffin as agent for the applicant set forth below, who is seeking a classification Incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (*circle as appropriate*) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended
3. I have reviewed the Code of Ordinances of Cook County, Chapter 34, Article IV, Division 1 and The Cook County Living Wage Ordinance, Sec. 34-127 et seq., as amended (*the "Ordinance"*), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (*check as appropriate*):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant says and swears:

[Signature]  
Agent's Signature

Eugene P. Griffin, Attorney  
Agent's Name & Title

29 N. Wacker Dr. Suite 650, Chicago, IL 60606 (912)855-5021  
Agent's Mailing Address      Agent's Telephone Number

Project One Autosports, LLC      ateve@griffinlaw.com  
Applicant's Name      Applicant's Mailing Address

\_\_\_\_\_  
Applicant's e-mail address

Subscribed and sworn before me this 10TH day of MARCH, 20 17

[Signature]  
Signature of Notary Public





**EXHIBIT 1**

**IDENTIFICATION OF PERSONS HAVING AN  
INTEREST IN THE PROPERTY**

**Current Owner:** G & W Electric  
John Mueller - CEO  
305 Crossroads Parkway  
Bolingbrook, Illinois 60440

**Prospective Buyer:** Project One Auto Sports  
Dan McLachlan  
456 Washington Avenue  
Carlstadt, NJ 07072

EXHIBIT 2

PROPERTY USE

The subject property is currently identified by Perm No. 24-26-403-012. This parcel contains a 59 year old, 150,320 square foot industrial building, situated on a 372,229 square foot site.

A 2018 Petition for Division of Tax Parcel will be filed, which will void the current Perm No. and create two new tax parcels. The First Parcel (PARCEL 1) will contain an approximate 60,000 square foot building, situated on approximately 198,501 square feet of land. This property will be leased to a future industrial tenant. The second parcel (PARCEL 2) will contain an approximately 90,000 square foot building situated on approximately 173,728 square feet of land. This parcel is the subject of the Applicant's Class 7A request. This building will be utilized by Project One Autosports. Project One Auto engages in the reconditioning and distribution of pre-owned vehicles. They acquire vehicles from auctions, leasing companies, rental companies, trade ins, new car dealers, and among other outlets. The vehicles will be transported to this facility and undergo a thorough reconditioning process. Once the reconditioning process is complete, the vehicles are marketed via online Channels such as, Auto trader, Cargurus, Ebay and Cars.com. The vehicles are purchased online and delivered to the customers home with "7 day no questions return policy."

EXHIBIT 3  
LEGAL DESCRIPTION  
&  
PLAT OF SURVEY

**LEGAL DESCRIPTIONS**

**PARCEL 1**

A TRACT OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALL THAT PART OF SAID WEST 1/2, LYING SOUTH OF THE NORTH LINE OF THAT PORTION THEREOF INCLUDED IN "FARQUHAR PLAT A", RECORDED MARCH 16, 1892 IN BOOK 55 OF PLATS, PAGE 10, BEING A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 1195.48 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 01 DEGREES 57 MINUTES 24 SECONDS EAST, 595.48 FEET ALONG SAID WEST LINE; THENCE NORTH 88 DEGREES 28 MINUTES 14 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON THE E. LINE OF THE W. 33.00 FEET OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE CONTINUING NORTH 88 DEGREES 28 MINUTES 14 SECONDS EAST, 447.54 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST, 486.14 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 32 SECONDS WEST, 157.89 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 20 SECONDS WEST, 72.24 FEET; THENCE NORTH 59 DEGREES 38 MINUTES 38 SECONDS WEST, 257.59 FEET TO A POINT ON THE EAST LINE OF THE WEST 33.00 FEET OF THE WEST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 57 MINUTES 24 SECONDS WEST, 338.63 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2**

A TRACT OF LAND IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING ALL THAT PART OF SAID WEST 1/2, LYING SOUTH OF THE NORTH LINE OF THAT PORTION THEREOF INCLUDED IN "FARQUHAR PLAT A", RECORDED MARCH 16, 1892 IN BOOK 55 OF PLATS, PAGE 10, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 1195.48 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 01 DEGREES 57 MINUTES 24 SECONDS EAST, 595.48 FEET ALONG SAID WEST LINE; THENCE NORTH 88 DEGREES 28 MINUTES 14 SECONDS EAST, 480.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 88 DEGREES 28 MINUTES 14 SECONDS EAST, 345.05 FEET; THENCE SOUTH 01 DEGREES 55 MINUTES 13 SECONDS EAST, 522.54 FEET; THENCE NORTH 88 DEGREES 10 MINUTES 17 SECONDS WEST, 294.59 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 32 SECONDS WEST, 52.68 FEET; THENCE NORTH 01 DEGREES 55 MINUTES 13 SECONDS WEST, 486.14 FEET TO THE POINT ON BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

