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

**RESOLUTION
NUMBER 2019-003**

**A RESOLUTION AUTHORIZING INTERVENTIONS IN
PROCEEDINGS BEFORE THE STATE OF ILLINOIS PROPERTY
TAX APPEAL BOARD FOR THE CITY OF BLUE ISLAND, COOK
COUNTY, ILLINOIS**

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

**DEXTER JOHNSON
LETICIA VIEYRA
NANCY RITA
TOM HAWLEY
BILL FAHRENWALD
CANDACE CARR
KENNETH PITTMAN**

**GEORGE POULOS
FRED BILOTTO
KEVIN DONAHUE
ALECIA SLATTERY
JANICE OSTLING
JAIRO FRAUSTO
NANCY THOMPSON**

Aldermen

RESOLUTION NO. 2019-003

**A RESOLUTION AUTHORIZING INTERVENTIONS IN PROCEEDINGS
BEFORE THE STATE OF ILLINOIS PROPERTY TAX APPEAL BOARD
FOR THE CITY OF BLUE ISLAND, COOK COUNTY, ILLINOIS**

WHEREAS, the City of Blue Island, Cook County, Illinois (the *City*) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the City is a duly authorized and existing taxing body authorized by law to levy *ad valorem* taxes on all real property within its corporate boundaries; and

WHEREAS, an owner of real property located within the boundaries of the City has the right to file an appeal of the assessment of real estate taxes with the State of Illinois Property Tax Appeal Board (the "*PTAB*") seeking a reduction in the assessed value of real property; and

WHEREAS, the City has the right to intervene in certain proceedings before the PTAB in order to protect its revenue interest in the assessed valuation of real property within its corporate boundaries.

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

SECTION 1. That the above recitals and legislative findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2. The Council hereby authorizes the law firm of Odelson & Sterk, Ltd., as its legal representative to: (1) file request to intervene with Property Tax Appeal Board with respect to any appeal filed by any and all parties for tax year 2017 and subsequent years relative to any

property located within the corporate boundaries of the City in Cook County, Illinois, for which the City receives notice; and (2) represent the council's interests in such any proceeding and subsequent settlement thereof.

SECTION 3. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any other provision of this Resolution.

SECTION 4. All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict.

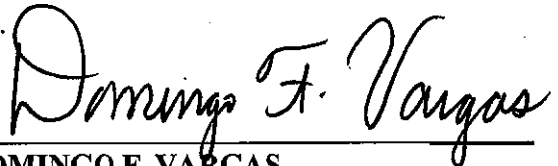
SECTION 5. This Resolution shall be in full force and effect upon its passage, approval and publication as provided by law.

(Intentionally left blank)

ADOPTED this 22nd day of January, 2019, 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 Fahrenwald	X				
Mayor Vargas	X				
TOTAL	8	4	2		1

APPROVED by the Mayor on January 22, 2019.



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

ATTESTED and Filed in my office this
22nd day of January, 2019.



RANDY HEUSER, CITY CLERK



Date: January 11, 2019

To: Finance Committee

From: Mark Miller, Special Projects Supervisor

Re: Property Tax Appeal Board (PTAB)

Cc:

Board Action: Consider a Resolution

Request for Board Action:

Overview: An owner of real property located within the boundaries of the City of Blue Island has the right to file an appeal of the assessment of real estate taxes with the State of Illinois Property Tax Appeal Board (PTAB), seeking a reduction in the assessed value of real property

Options and Recommendation: File a request to intervene, giving Odelson & Sterk permission to act on the City's behalf regarding PTAB matters

Financial Impact: Not Budgeted **Should the appeal be successful, \$73,000 potential real estate tax loss to the City**

Motion: Authorization of Odelson & Sterk, Ltd., as legal representative, to intervene with Property Tax Appeal Board; represent City Council interests in any such proceeding and subsequent settlement thereof, to be compensated at an hourly rate estimated to be 7-15 hours for the attached filings

Attachments: 2 PTAB complaints, Cook County Tax Portal property information



COOK COUNTY BOARD OF REVIEW

118 NORTH CLARK STREET
ROOM 601 COUNTY BUILDING
CHICAGO, ILLINOIS 60602
TEL: (312) 603-5542
FAX: (312) 603-3479

MICHAEL M. CABONARGI
CHAIRMAN

DAN PATLAK
COMMISSIONER

LARRY R. ROGERS JR.
COMMISSIONER

11-09-2018

RE: Permanent Index Number : 25-32-309-007-0000
Volume Number(s) : 039
Tax Code(s) : 14001
Township(s) : CALUMET
Class : 3-97
Tax Year : 2017
Board of Review Complaint Number(s) : 1410239-001
Board of Review Internal Process Code : A
PTAB Docket Number : 17-26632.001-C-3

Dear Sir or Madam:

35 ILCS 200/16-180 (Sec. 16-180) of the Illinois Property Tax Code provides, in part, that where a taxpayer files an appeal before the Illinois Property Tax Appeal Board (PTAB):

"...A copy of the appellant's petition shall be mailed by the clerk of the Property Tax Appeal Board to the board of review or board of appeals whose decision is being appealed. In all cases where a change in assessed valuation of \$100,000 or more is sought, the board of review or board of appeals shall serve a copy of the petition on all taxing districts as shown on the last available tax bill..."

The Board of Review of Cook County is in receipt of a petition appealing its decision with respect to the above-captioned property which seeks a change in assessed valuation of 100,000 or more. Pursuant to the statute, this notice is hereby provided to you and a copy of said petition follows.

Yours very truly,

Secretary of the Board

CITY OF BLUE ISLAND
13051 GREENWOOD AVENUE
BLUE ISLAND IL 60406
03-0110-000

03-0110-000

Docket No. 17-26632
(Office Use Only)

COMMERCIAL APPEAL

State of Illinois - Property Tax Appeal Board

Room 402 Stratton Office Building
401 South Spring Street
Springfield, IL 62706-4001
(217) 782-8076
TTY (217) 785-4427

Suburban North Regional Office Facility
9511 West Harrison Street, Suite 171
Des Plaines, IL 60016-1563
(847) 294-4121
TTY (847) 294-4374

For Assessment Year 2017

Information on how to complete this form may be found at www.ptabll.com

Failure to properly complete this form and provide the necessary documentation shall result in dismissal of your appeal.

- I would like the PTAB to make its decision based on the evidence provided (no oral hearing necessary).
 - I would like to present my case in person at a hearing. (Note: Location, date, and time will be determined by PTAB.)
- If neither box is checked, your appeal will be written based on the evidence.

Are you appealing off a recently issued township equalization factor? (Multiplier) Yes No (Not applicable to Cook County.)

Did you file an appeal with the Property Tax Appeal Board on this Tax Parcel for the prior year? If yes, indicate the Property Tax Appeal Board docket number assigned to the prior appeal: N/A

Section I You **MUST** submit 3 copies of this form, 2 copies of all evidence and 2 copies of the board of review's final decision letter, and if your requested assessed valuation change is \$100,000 or more, you **MUST** submit an additional copy of all evidence.

This form must be completed and postmarked within 30 days of the date of notice on the decision you received from the Board of Review. Written evidence must be submitted with this PTAB form. If you are unable to submit evidence with this form, you must request an extension of time, in writing, for filing the additional evidence with this form. Without a written request for an extension, no additional evidence will be accepted after the submission of this appeal form. All Appeals **MUST** be filed at the Springfield Address listed above. A separate appeal must be filed on each individual Property Identification Number (P.I.N.) or a breakdown may be submitted on an Addendum form (see 2c below). Faxed appeals will not be accepted.

Section II

Appellant (Taxpayer) Information

Last Name Blue Island SLF LLC
 First Name _____
 Address Line 1 1546 Water Street
 Address Line 2 _____
 City Blue Island
 State IL ZIP 60406
 Telephone _____
 Email Address _____

Information on Attorney for Appellant

Last Name Burke
 First Name Kevin
 Firm Name Smith, Hammesach, Burke & Kaczynski
 Address Line 1 _____
 Address Line 2 10 S. LaSalle, Suite 2660
 City Chicago
 State IL ZIP 60603
 Telephone 312-939-0100
 Email Address _____

Petition is hereby made to appeal from the final, written decision of the Cook County Board of Review which has a date of notice of 1/19/2018. You **MUST** submit 2 copies of the Notice of Final Decision by the Board of Review.

1a Property ID No. (P.I.N.) 25-32-309-007 Township Calumet
Address of property 1546 Water Street, Blue Island, IL 60406

2b If appellant is other than owner, give name and address of owner: Name _____
Address Line 1 _____ Address Line 2 _____
City _____ State _____ ZIP _____

2c The assessments of the property for the year as made by the (P.I.N. only):
(Use the "Addendum to Petition" form for multiple parcels, which may be found at www.ptabll.com)

1. Board of Review Assessment	Land <u>37,967</u>	Impr./Building <u>815,373</u>	Total <u>853,340</u>
2. Appellant Assessment Requested	Land <u>37,967</u>	Impr./Building <u>242,033</u>	Total <u>280,000</u>

Lines 1 and 2 above **MUST** be completed. Line #1 information is available from the Supervisor of Assessments/County Assessor or the Board of Review offices, or may be on the Notice itself.

2d This appeal is based on (you must check one or more boxes):

- Recent sales - complete Section IV
- Comparable sales - complete Section V
- Contention of law - submit legal brief
- Assessment equity - complete Section V
- Recent construction - complete Section VI
- Recent appraisal (enclose 2 copies of the appraisal)

Evidence
 I certify that All Evidence is attached to this Appeal Petition.

2e Date 1-26-2018 Signature [Signature]
PTAB10A (rev. 06/08) Attorney or Appellant only PAGE 1 OF 4

PROTEST FILED
JAN 29 2018
PROPERTY TAX APPEAL BOARD - SPRINGFIELD

Property Characteristics for PIN:

25-32-309-007-0000

PROPERTY ADDRESS	INFO FOR TAX YEAR 2017
1546 WATER ST BLUE ISLAND 60406 Township: CALUMET	Estimated Property Value: Total Assessed Value: 853,540 Lot Size (SqFt): 75,935 Building (SqFt): Property Class: 3-97
MAILING ADDRESS	Tax Rate (2017): 15.329 Tax Code (2017): 14001
SL BLUE ISLAND SLF 303 E WACKER DR #2400 CHICAGO, IL 60601	

**TAX BILLED AMOUNTS
& TAX HISTORY**

2017: \$351,936.34 Paid in Full
2016: \$182,346.00 Payment History
2015: \$115,906.28 Payment History
2014: \$4,247.71 Payment History
2013: \$3,951.86 Payment History
*=(1st Install Only)

EXEMPTIONS

2017: 0 Exemptions Received
2016: 0 Exemptions Received
2015: 0 Exemptions Received
2014: 0 Exemptions Received
2013: 0 Exemptions Received

APPEALS

2017: Appeal Filed
2016: Appeal Filed
2015: Appeal Filed
2014: Appeal Filed
2013: Appeal Information

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2017: Tax Sale Has Not Occurred
2016: No Tax Sale
2015: No Tax Sale
2014: No Tax Sale
2013: Not Available

DOCUMENTS, DEEDS & LIENS

1621534170 - LIEN - 08/02/2016
1435234100 - EASEMENT - 12/18/2014
1330316048 - AGREEMENT - 10/30/2013
1330316047 - AGREEMENT - 10/30/2013
1330316046 - SPECIAL WARRANTY DEED - 10/30/2013

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.



COOK COUNTY BOARD OF REVIEW

118 NORTH CLARK STREET
ROOM 601 COUNTY BUILDING
CHICAGO, ILLINOIS 60602
TEL: (312) 603-5542
FAX: (312) 603-3479

MICHAEL M. CABONARGI
CHAIRMAN

DAN PATLAK
COMMISSIONER

LARRY R. ROGERS JR.
COMMISSIONER

11-19-2018

RE: Permanent Index Number : 24-36-219-004-0000
Volume Number(s) : 249
Tax Code(s) : 39044
Township(s) : WORTH
Class : 5-80
Tax Year : 2017
Board of Review Complaint Number(s) : 3911941-001
Board of Review Internal Process Code : P
PTAB Docket Number : 17-29548.001-C-2

Dear Sir or Madam:

35 ILCS 200/16-180 (Sec. 16-180) of the Illinois Property Tax Code provides, in part, that where a taxpayer files an appeal before the Illinois Property Tax Appeal Board (PTAB):

"...A copy of the appellant's petition shall be mailed by the clerk of the Property Tax Appeal Board to the board of review or board of appeals whose decision is being appealed. In all cases where a change in assessed valuation of \$100,000 or more is sought, the board of review or board of appeals shall serve a copy of the petition on all taxing districts as shown on the last available tax bill..."

The Board of Review of Cook County is in receipt of a petition appealing its decision with respect to the above-captioned property which seeks a change in assessed valuation of 100,000 or more. Pursuant to the statute, this notice is hereby provided to you and a copy of said petition follows.

Yours very truly,

Secretary of the Board

CITY OF BLUE ISLAND
13051 GREENWOOD AVENUE
BLUE ISLAND IL 60406
03-0110-000

03-0110-000

Note: Our records indicate the address and contact person for your agency as given above, and your telephone number as 708-597-8600 and facsimile transmission number as 708-396-7062. Please contact this office at (312) 603-5542 upon receipt of this Notice should any of this descriptive data be incorrect.

Additional Property Index Numbers, Complaint and Tax Code Numbers:

1729548002C2 24-36-219-005-0000 3911941-002

1729548003C2 24-36-219-017-0000 3911941-003

1729548004C2 24-36-219-025-0000 3911941-004

1729548005C2 24-36-219-029-0000 3911941-005



Property Tax Appeal Board

Addendum to Petition

This Addendum is to be used in appeals where multiple parcels are consolidated into a single petition. The assessed values and the relief requested for each individual parcel must be separately listed. Aggregating assessments is not appropriate. If additional space is required, use Addendum to Petition Additional Pages.

Property ID No. (P.I.N.) <u>24-36-219-004-0000</u>		Docket No. <u>17-29548</u>	
(Office Use Only)			
Board of Review	Land <u>4,805</u>	Impr. <u>1,050</u>	Total <u>5,855</u>
Appellant's Claim	Land <u>4,805</u>	Impr. <u>589</u>	Total <u>5,394</u>
Property ID No. (P.I.N.) <u>24-36-219-005-0000</u>		Docket No. <u>17-29548</u>	
(Office Use Only)			
Board of Review	Land <u>1,723</u>	Impr. <u>310</u>	Total <u>2,033</u>
Appellant's Claim	Land <u>1,723</u>	Impr. <u>174</u>	Total <u>1,897</u>
Property ID No. (P.I.N.) <u>24-36-219-017-0000</u>		Docket No. <u>17-29548</u>	
(Office Use Only)			
Board of Review	Land <u>4,407</u>	Impr. <u>52,190</u>	Total <u>56,597</u>
Appellant's Claim	Land <u>4,407</u>	Impr. <u>29,265</u>	Total <u>33,672</u>
Property ID No. (P.I.N.) <u>24-36-219-025-0000</u>		Docket No. <u>17-29548</u>	
(Office Use Only)			
Board of Review	Land <u>5,667</u>	Impr. <u>64,129</u>	Total <u>69,796</u>
Appellant's Claim	Land <u>5,667</u>	Impr. <u>35,960</u>	Total <u>41,627</u>
Property ID No. (P.I.N.) <u>24-36-219-029-0000</u>		Docket No. <u>17-29548</u>	
(Office Use Only)			
Board of Review	Land <u>20,779</u>	Impr. <u>497,782</u>	Total <u>518,561</u>
Appellant's Claim	Land <u>20,779</u>	Impr. <u>279,131</u>	Total <u>299,910</u>
Property ID No. (P.I.N.) _____		Docket No. _____	
(Office Use Only)			
Board of Review	Land _____	Impr. _____	Total _____
Appellant's Claim	Land _____	Impr. _____	Total _____
Property ID No. (P.I.N.) _____		Docket No. _____	
(Office Use Only)			
Board of Review	Land _____	Impr. _____	Total _____
Appellant's Claim	Land _____	Impr. _____	Total _____

Property Characteristics for PIN:
24-36-219-004-0000



PROPERTY ADDRESS

2425 UNION ST
 BLUE ISLAND
 60406
 Township: WORTH

MAILING ADDRESS

ILLINOIS BELL PROP TAX
 1010 PINE ST RM 9EL01
 ST LOUIS, MO 63101

INFO FOR TAX YEAR 2018

Estimated Property Value:
 Total Assessed Value: 5,855
 Lot Size (SqFt): 5,915
 Building (SqFt):
 Property Class: 5-80
 Tax Rate (2017): 14.719
 Tax Code (2018): 39044

TAX BILLED AMOUNTS & TAX HISTORY

2018: \$1,404.32* Pay Online: \$1,404.32 due
 2017: \$2,553.30 Paid in Full
 2016: \$2,349.63 Payment History
 2015: \$2,286.15 Payment History
 2014: \$2,242.68 Payment History

*=(1st Install Only)

EXEMPTIONS

2018: Not Available
 2017: 0 Exemptions Received
 2016: 0 Exemptions Received
 2015: 0 Exemptions Received
 2014: 0 Exemptions Received

APPEALS

2018: Not Available
 2017: Appeal Filed
 2016: Appeal Filed
 2015: Appeal Information
 2014: Appeal Filed

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
 2017: Tax Sale Has Not Occurred
 2016: No Tax Sale
 2015: No Tax Sale
 2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

91459932 - WAIVER - 09/05/1991
 90446762 - WAIVER - 09/13/1990
 89597634 - WAIVER - 12/14/1989

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated or subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.

Property Characteristics for PIN:

24-36-219-005-0000



PROPERTY ADDRESS

2425 UNION ST
 BLUE ISLAND
 60406
 Township: WORTH

MAILING ADDRESS

ILLINOIS BELL PROP TAX
 1010 PINE ST RM 9EL01
 ST LOUIS, MO 63101

INFO FOR TAX YEAR 2018

Estimated Property Value:
 Total Assessed Value: 2,033
 Lot Size (SqFt): 2,121
 Building (SqFt):
 Property Class: 5-80
 Tax Rate (2017): 14.719
 Tax Code (2018): 39044

TAX BILLED AMOUNTS & TAX HISTORY

2018: \$487.59* Pay Online: \$487.59 due
 2017: \$886.53 Paid in Full
 2016: \$811.02 Payment History
 2015: \$789.14 Payment History
 2014: \$774.11 Payment History
 *=(1st Install Only)

EXEMPTIONS

2018: Not Available
 2017: 0 Exemptions Received
 2016: 0 Exemptions Received
 2015: 0 Exemptions Received
 2014: 0 Exemptions Received

APPEALS

2018: Not Available
 2017: Appeal Filed
 2016: Appeal Filed
 2015: Appeal Information
 2014: Appeal Filed

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
 2017: Tax Sale Has Not Occurred
 2016: No Tax Sale
 2015: No Tax Sale
 2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

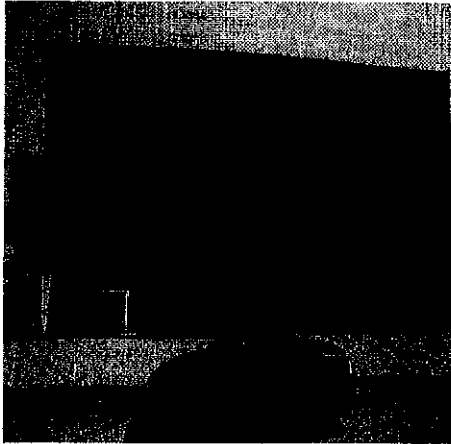
91459932 - WAIVER - 09/05/1991
 90628948 - WAIVER - 12/28/1990

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Property Characteristics for PIN:

24-36-219-017-0000



PROPERTY ADDRESS

2425 UNION ST
 BLUE ISLAND
 60406
 Township: WORTH

MAILING ADDRESS

ILLINOIS BELL PROP TAX
 1010 PINE ST RM 9E01
 ST LOUIS, MO 63101

INFO FOR TAX YEAR 2018

Estimated Property Value:
 Total Assessed Value: 56,597
 Lot Size (SqFt): 5,425
 Building (SqFt):
 Property Class: 5-93
 Tax Rate (2017): 14.719
 Tax Code (2018): 39044

TAX BILLED AMOUNTS & TAX HISTORY

2018: \$13,574.45* Pay Online: \$13,574.45 due
 2017: \$24,680.82 Paid in Full
 2016: \$26,503.99 Payment History
 2015: \$25,787.95 Payment History
 2014: \$25,296.11 Payment History

*=(1st Install Only)

EXEMPTIONS

2018: Not Available
 2017: 0 Exemptions Received
 2016: 0 Exemptions Received
 2015: 0 Exemptions Received
 2014: 0 Exemptions Received

APPEALS

2018: Not Available
 2017: Appeal Filed
 2016: Appeal Filed
 2015: Appeal Information
 2014: Appeal Filed

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
 2017: Tax Sale Has Not Occurred
 2016: No Tax Sale
 2015: No Tax Sale
 2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

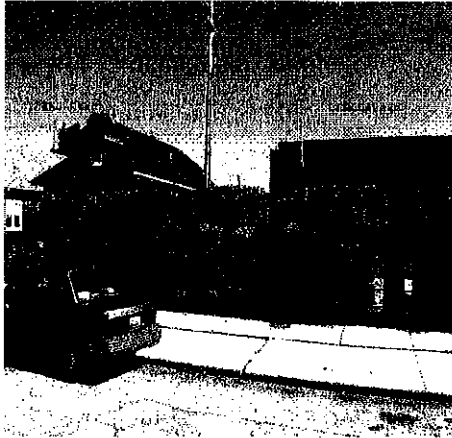
91459932 - WAIVER - 09/05/1991
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Property Characteristics for PIN:

24-36-219-025-0000



PROPERTY ADDRESS

2425 UNION ST
 BLUE ISLAND
 60406
 Township: WORTH

MAILING ADDRESS

ILLINOIS BELL PROP TAX
 1010 PINE ST RM 9E01
 ST LOUIS, MO 63101

INFO FOR TAX YEAR 2018

Estimated Property Value:
 Total Assessed Value: 69,796
 Lot Size (SqFt): 6,975
 Building (SqFt):
 Property Class: 5-93
 Tax Rate (2017): 14.719
 Tax Code (2018): 39044

TAX BILLED AMOUNTS & TAX HISTORY

2018: \$16,740.17* Pay Online: \$16,740.17 due
 2017: \$30,436.68 Paid in Full
 2016: \$32,664.81 Payment History
 2015: \$31,782.34 Payment History
 2014: \$31,176.14 Payment History

*=(1st Install Only)

EXEMPTIONS

2018: Not Available
 2017: 0 Exemptions Received
 2016: 0 Exemptions Received
 2015: 0 Exemptions Received
 2014: 0 Exemptions Received

APPEALS

2018: Not Available
 2017: Appeal Filed
 2016: Appeal Filed
 2015: Appeal Information
 2014: Appeal Filed

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
 2017: Tax Sale Has Not Occurred
 2016: No Tax Sale
 2015: No Tax Sale
 2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

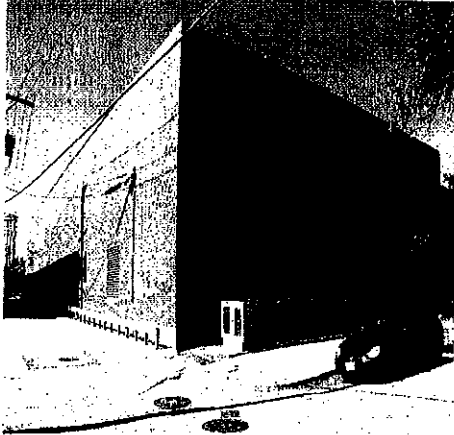
91459932 - WAIVER - 09/05/1991
 90628948 - WAIVER - 12/28/1990
 90446762 - WAIVER - 09/13/1990
 89597634 - WAIVER - 12/14/1989

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Property Characteristics for PIN:

24-36-219-029-0000



PROPERTY ADDRESS

2472 UNION ST
 BLUE ISLAND
 60406
 Township: WORTH

MAILING ADDRESS

ILLINOIS BELL PROP TAX
 1010 PINE ST RM 9EL01
 ST LOUIS, MO 63101

INFO FOR TAX YEAR 2018

Estimated Property Value:
 Total Assessed Value: 518,561
 Lot Size (SqFt): 25,575
 Building (SqFt):
 Property Class: 5-93
 Tax Rate (2017): 14.719
 Tax Code (2018): 39044

TAX BILLED AMOUNTS & TAX HISTORY

2018: \$124,373.72* Pay Online: \$124,373.72 due
 2017: \$226,134.03 Paid in Full
 2016: \$188,853.93 Payment History
 2015: \$183,751.66 Payment History
 2014: \$180,247.42 Payment History

*=(1st Install Only)

EXEMPTIONS

2018: Not Available
 2017: 0 Exemptions Received
 2016: 0 Exemptions Received
 2015: 0 Exemptions Received
 2014: 0 Exemptions Received

APPEALS

2018: Not Available
 2017: Appeal Filed
 2016: Appeal Filed
 2015: Appeal Information
 2014: Appeal Filed

REFUNDS AVAILABLE

No Refund Available

TAX SALE (DELINQUENCIES)

2018: Tax Sale Has Not Occurred
 2017: Tax Sale Has Not Occurred
 2016: No Tax Sale
 2015: No Tax Sale
 2014: No Tax Sale

DOCUMENTS, DEEDS & LIENS

91459932 - WAIVER - 09/05/1991
 90628948 - WAIVER - 12/28/1990
 90446762 - WAIVER - 09/13/1990
 85273963 - WAIVER - 11/07/1985

All years referenced herein denote the applicable tax year (i.e., the year for which taxes were assessed). Parcels may from time to time be consolidated, subdivided. If information regarding a particular PIN appears to be missing for one or more tax years, it is possible that the PIN has changed due to consolidation or subdivision. Users may contact the Cook County Clerk's Office for information regarding PIN lineage. Users should also note that information displayed on this site does not include special assessments (which are billed and collected by municipalities) or omitted taxes (which are assessed on an ad hoc basis by the Cook County Assessor's Office). Please direct inquiries regarding the status of special assessments to your municipality. Questions regarding omitted taxes should be directed to the Assessor's Office.

Note: This printout cannot be used as a tax bill.