From: Mark VanDonselaar < MVanDonselaar@grayslakelaw.com>

Date: November 8, 2018 at 8:21:15 AM CST
To: "rick@ricklevin.com" <rick@ricklevin.com>
Cc: David Leibowitz <dleibowitz@lakelaw.com>
Subject: 418-420 Clayton - real estate taxes

Rick,

I'm pleased to report that our appeal of the real estate taxes on the above-referenced property has been successful.

Attached you will find the most recent tax bills for the subject property; there are two tax bills since the subject property is made up of two parcels with separate PINS. On the attached tax bills I've circled the assessed value of the properties. Real estate taxes are determined by taking the assessed value of the property and multiplying that number by the applicable tax rate, which was 14.224826% for the attached bills.

You will see that the combined assessed value of the property on the attached tax bills is \$127,244.

The appeal resulted in the total assessed value of the two parcels being reduced to \$84,231.

Using the same tax rate used in the most recent year and the new assessed value of the properties, I project that next year the total tax bill for the properties will be approximately \$11,981.71.

The total of taxes owed on the attached bills was \$18,100.23.

Please let me know if you have any questions.

Mark A. Van Donselaar

Churchill, Quinn, Richtman & Hamilton, Ltd.

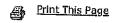
2 S. Whitney Street

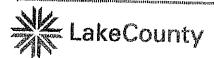
Grayslake, Illinois 60030

Phone: (847) 223-1500

Direct: (847) 986-7407

Fax: (847) 223-1700





LAKE COUNTY COLLECTOR

DAVID STOLMAN

**PAYMENT COUPON** 

Tax Year 2017

PIN: 08-21-402-004

Pin 08-21-402-004 LEIBOWITZ LAW CENTER 420 W CLAYTON ST WAUKEGAN,IL 60085-4216

Property Location: 420 W CLAYTON ST

WAUKEGAN

BALANCE DUE: \$0.00

PAYABLE TO THE LAKE COUNTY COLLECTOR 082140200400000000000000000201723

Tax Code

09012

Acres

0

## Please Remit Payment To:

Lake County Collector 18 N. County Street Waukegan, IL 60085

Pin Number

08-21-402-004

				0
Legal Description: ORIGINAL TOWN (E) BLOCK 6	X N 10FT) E 39.3 F	T W 105.3 FT LOTS 4.& 5		
Taxing Body  COUNTY OF LAKE COUNTY OF LAKE PENSION CITY OF WAUKEGAN CITY OF WAUKEGAN LIBRARY CITY OF WAUKEGAN PENSION ROAD AND BRIDGE-WAUKEGAN WAUKEGAN PARK DIST WAUKEGAN PARK DIST WAUKEGAN COMM UNIT SCHOOL DIST #60 WAUKEGAN COMM UNIT SCHOOL DIST #60 PENSION WAUKEGAN COMM UNIT SCHOOL DIST #60 PENSION COLLEGE OF LAKE COUNTY #532 NORTH SHORE WATER RECLAMATION DISTRICT FOREST PRESERVE FOREST PRESER	0.280640 0.152663 0.178277 0.009026 0.394266 0.026580	Land Value + Building Value x State Multiplier = Equalized Value + Farm Land and Bldg Value + State Assessed Pollution Ctrl. + State Assessed Railroads = Total Assessed Value - Fully Exempt - Senior Freeze - Home Improvement - General Homestead - Senior Homestead - Veterans/Disabled - Returning Veteran	(	\$10,965 \$66,110 1.0000 \$77,075
Totals	14.224826	= Taxable Valuation x Tax Rate = Real Estate Tax + Special Service Area + Drainage = Total Current Year Tax		\$77,075 14.224826 \$10,963.78
		+ Omitted Tax + Forfelted Tax <b>≂ Total Tax Bille</b> d		\$10,963.78 \$10,963.78
•		+ Interest Due as of	11/8/2018	

+ Cost

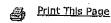
Tax Year

2017

= AMOUNT BILLED Fair Market Value Total Due

\$10,963.78 \$231,225 \$0.00

11/8/2018





LAKE COUNTY COLLECTOR

## PAYMENT COUPON

Tax Year 2017

PIN: 08-21-402-005



Pln 08-21-402-005 LAKELINK REALTY, LLC 420 W CLAYTON ST WAUKEGAN,IL 60085-4216

BALANCE DUE: \$0.00

PAYABLE TO THE LAKE COUNTY COLLECTOR 0821402005000000000000000201720

## Please Remit Payment To:

Lake County Collector 18 N. County Street Waukegan, IL 60085

Property Location: 418 W CLAYTON ST WAUKEGAN

Tax Year

2017

Pin Number 08-21-402-005 **Tax Code** 09012

Acres

Legal Description: ORIGINAL TOWN (EX N 10FT OF LOT 5 LYG W OFE 56 FT THOF) E 26.7 FT W 132 FT LOTS 4 &5 TAAT

**BLOCK 6** 

Taxing Body  COUNTY OF LAKE COUNTY OF LAKE PENSION CITY OF WAUKEGAN CITY OF WAUKEGAN LIBRARY CITY OF WAUKEGAN PENSION ROAD AND BRIDGE-WAUKEGAN WAUKEGAN PARK DIST WAUKEGAN PARK DIST WAUKEGAN COMM UNIT SCHOOL DIST #60 WAUKEGAN COMM UNIT SCHOOL DIST #60 PENSION COLLEGE OF LAKE COUNTY #532 NORTH SHORE WATER RECLAMATION DISTRICT FOREST PRESERVE FOREST PRESERVE FOREST PRESERVE PENSION TOWNSHIP OF WAUKEGAN PENSION	Rate 0.513911 0.107840 1.299210 0.360199 1.416572 0.039131 0.945515 0.054156 7.461094 0.985746 0.280640 0.152663 0.178277 0.009026 0.394266 0.026580	Land Value + Building Value x State Multiplier = Equalized Value + Farm Land and Bldg Value + State Assessed Pollution Ctrl. + State Assessed Railroads = Total Assessed Value - Fully Exempt - Senior Freeze - Home Improvement - General Homestead - Senior Homestead - Veterans/Disabled		\$7,950 \$42,219 1.0000 \$50,169 \$50,169
Totals	14.224826	<ul> <li>Returning Veteran</li> <li>Taxable Valuation</li> <li>X Tax Rate</li> <li>Real Estate Tax</li> <li>+ Special Service Area</li> <li>+ Drainage</li> </ul>		\$50,169 14.224826 \$7,136.45
		= Total Current Year Tax + Omitted Tax + Forfeited Tax = Total Tax Billed + Interest Due as of	11/8/2018	\$7,136.45 \$7,136.45
https://ope-02 lebtil		· · · · · · · · · · · · · · · · · · ·	111012010	

Treasurer's Bill: Lake County, IL

+ Cost = AMOUNT BILLED Fair Market Value Total Due

11/8/2018

\$7,136.45 \$150,507 \$0.00